

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 ELIZABETH COURT NARRE WARREN VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Narre Warren

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6 ABERDEEN COURT NARRE WARREN VIC 3805	\$680,000	27-Feb-24
10 FRANLEIGH DRIVE NARRE WARREN VIC 3805	\$646,000	27-Nov-23
33 ELSTAR ROAD NARRE WARREN VIC 3805	\$690,000	11-Jan-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 May 2024

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**6 ABERDEEN COURT NARRE
WARREN VIC 3805**

 3  1  2

Sold Price **\$680,000** Sold Date **27-Feb-24**

Distance **0.63km**



**10 FRANLEIGH DRIVE NARRE
WARREN VIC 3805**

 3  1  2

Sold Price **\$646,000** Sold Date **27-Nov-23**

Distance **0.82km**



**33 ELSTAR ROAD NARRE WARREN
VIC 3805**

 3  2  2

Sold Price **\$690,000** Sold Date **11-Jan-24**

Distance **1.87km**

RS = Recent sale **UN** = Undisclosed Sale

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