

## 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

15 LUCAS COURT NARRE WARREN SOUTH VIC 3805

### Indicative selling price

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

Single Price

or range  
between

\$570,000

&

\$627,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Aug 2022

to

31 Jul 2023

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

17 AVISHA WAY NARRE WARREN VIC 3805	\$605,000	29-Mar-23
76 SABEL DRIVE CRANBOURNE NORTH VIC 3977	\$610,000	25-Apr-23
2 TIARNE CRESCENT HAMPTON PARK VIC 3976	\$625,000	09-Jun-23

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: 14 August 2023

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## 17 AVISHA WAY NARRE WARREN VIC 3805

Sold Price **\$605,000** Sold Date **29-Mar-23**

3 2 2

Distance **1.82km**



## 76 SABEL DRIVE CRANBOURNE NORTH VIC 3977

Sold Price **\$610,000** Sold Date **25-Apr-23**

3 2 2

Distance **3.97km**



## 2 TIARNE CRESCENT HAMPTON PARK VIC 3976

Sold Price <sup>RS</sup> **\$625,000** Sold Date **09-Jun-23**

3 2 2

Distance **1.22km**



## 60 FILMER CRESCENT NARRE WARREN SOUTH VIC 3805

Sold Price **\$640,000** Sold Date **20-Feb-23**

3 2 2

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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