

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

4 GARNET CLOSE 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Narre Warren

Period-from

01 Aug 2023

to

31 Jul 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

2 GARNET CLOSE NARRE WARREN VIC 3805	\$685,000	12-Jul-24
1 JADE COURT NARRE WARREN VIC 3805	\$680,000	01-Aug-24
34 LANDOR COURT NARRE WARREN VIC 3805	\$720,000	11-Jun-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: 20 August 2024



2 GARNET CLOSE NARRE WARREN VIC 3805

3 1 4

Sold Price

RS

\$685,000

Sold Date

12-Jul-24

Distance

0.03km



1 JADE COURT NARRE WARREN VIC 3805

3 1 2

Sold Price

RS

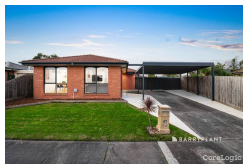
\$680,000

Sold Date

01-Aug-24

Distance

0.53km



34 LANDOR COURT NARRE WARREN VIC 3805

3 1 2

Sold Price

RS

\$720,000

Sold Date

11-Jun-24

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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