

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

48 MURDOCH AVENUE 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

\$737,318

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2023

to

30 Sep 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

34 LANDOR COURT NARRE WARREN VIC 3805	\$720,000	29-May-24
5 BOSCO CLOSE NARRE WARREN VIC 3805	\$745,000	18-May-24
4 TERRY CLOSE NARRE WARREN VIC 3805	\$740,000	18-Aug-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: 14 October 2024



34 LANDOR COURT NARRE WARREN VIC 3805

 3  1  2

Sold Price **\$720,000** Sold Date **29-May-24**

Distance **0.07km**



5 BOSCO CLOSE NARRE WARREN VIC 3805

 3  1  -

Sold Price **\$745,000** Sold Date **18-May-24**

Distance **0.64km**



4 TERRY CLOSE NARRE WARREN VIC 3805

 3  1  2

Sold Price **\$740,000** Sold Date **18-Aug-24**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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