

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 ALKIRA COURT NARRE WARREN SOUTH 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

\$860,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Narre Warren South

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

2 SHERWOOD ROAD NARRE WARREN SOUTH VIC 3805	\$860,000	27-Feb-24
23 TENTERFIELD DRIVE NARRE WARREN SOUTH VIC 3805	\$900,000	30-Jan-24
15 TANAMI COURT NARRE WARREN SOUTH VIC 3805	\$920,000	08-Feb-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 May 2024



2 SHERWOOD ROAD NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price **\$860,000** Sold Date **27-Feb-24**

Distance **0.76km**



23 TENTERFIELD DRIVE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price **\$900,000** Sold Date **30-Jan-24**

Distance **1.21km**



15 TANAMI COURT NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price **\$920,000** Sold Date **08-Feb-24**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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