

## 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

86 KURRAJONG ROAD NARRE WARREN 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

\$799,000

&

\$878,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Land

Suburb

Narre Warren

Period-from

01 Sep 2021

to

31 Aug 2022

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

13 BROWTOP ROAD NARRE WARREN VIC 3805	\$858,000	09-Dec-21
11 GODWIN AVENUE NARRE WARREN VIC 3805	\$840,000	21-Jun-21
12 SEATTLE SQUARE NARRE WARREN VIC 3805	\$935,000	04-Apr-22

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: 06 September 2022



## OBrien Real Estate

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### 13 BROWTOP ROAD NARRE WARREN VIC 3805

4 2 2

Sold Price **\$858,000** Sold Date **09-Dec-21**

Distance **0.13km**



### 11 GODWIN AVENUE NARRE WARREN VIC 3805

4 2 4

Sold Price **\$840,000** Sold Date **21-Jun-21**

Distance **0.21km**



### 12 SEATTLE SQUARE NARRE WARREN VIC 3805

3 2 2

Sold Price **\$935,000** Sold Date **04-Apr-22**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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