

## 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

7 Keys Court Narre Warren VIC 3805

### Indicative selling price

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

Single Price

or range  
between

\$790,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$697,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2021

to

28 Feb 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

9 Keys Court Narre Warren VIC 3805	\$710,000	03-Mar-21
17 Keys Court Narre Warren VIC 3805	\$700,000	24-Mar-21
14 Lloyd Avenue Narre Warren VIC 3805	\$762,000	06-Aug-21

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: 07 March 2022



## OBrien Real Estate

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### 9 Keys Court Narre Warren VIC 3805

3 1 2

Sold Price

**\$710,000**

Sold Date

**03-Mar-21**

Distance

**0.02km**



### 17 Keys Court Narre Warren VIC 3805

3 1 3

Sold Price

**\$700,000**

Sold Date

**24-Mar-21**

Distance

**0.09km**



### 14 Lloyd Avenue Narre Warren VIC 3805

3 2 2

Sold Price

**\$762,000**

Sold Date

**06-Aug-21**

Distance

**0.15km**



### 15 Lancaster Avenue Narre Warren VIC 3805

4 2 5

Sold Price

**\$800,000**

Sold Date

**10-Jul-21**

Distance

**0.18km**



### 7 Moran Street Narre Warren VIC 3805

2 2 -

Sold Price

**\$772,000**

Sold Date

**14-Nov-21**

Distance

**0.32km**

RS = Recent sale

UN = Undisclosed Sale

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