

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

2 ANDENE DRIVE 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Narre Warren

Period-from

01 Sep 2022

to

31 Aug 2023

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 SONG STREET NARRE WARREN VIC 3805	\$685,000	31-Aug-23
9 COLUMBIA ROAD NARRE WARREN VIC 3805	\$680,000	28-Apr-23
42 SWEET GUM AVENUE NARRE WARREN VIC 3805	\$670,000	29-Apr-23

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 September 2023



**9 SONG STREET NARRE WARREN
VIC 3805**

 3  1  2

Sold Price

^{RS} **\$685,000**

Sold Date

31-Aug-23

Distance

0.74km



**9 COLUMBIA ROAD NARRE
WARREN VIC 3805**

 3  1  3

Sold Price

\$680,000

Sold Date

28-Apr-23

Distance

0.76km



**42 SWEET GUM AVENUE NARRE
WARREN VIC 3805**

 3  1  1

Sold Price

\$670,000

Sold Date

29-Apr-23

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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