

## 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

15 LEONIE COURT 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

\$895,000

&

\$970,000

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 11 SHARA COURT NARRE WARREN VIC 3805    | \$955,000 | 11-Sep-24 |
| 13 BROWTOP ROAD NARRE WARREN VIC 3805   | \$925,000 | 13-Jun-24 |
| 28 SERENDIP COURT NARRE WARREN VIC 3805 | \$915,000 | 17-Jul-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: 22 October 2024



## 11 SHARA COURT NARRE WARREN VIC 3805

Sold Price

<sup>RS</sup> \$955,000

Sold Date

11-Sep-24

4 2 2

Distance

1.12km



## 13 BROWTOP ROAD NARRE WARREN VIC 3805

Sold Price

<sup>RS</sup> \$925,000

Sold Date

13-Jun-24

4 2 2

Distance

0.55km



## 28 SERENDIP COURT NARRE WARREN VIC 3805

Sold Price

<sup>RS</sup> \$915,000

Sold Date

17-Jul-24

3 2 2

Distance

0.43km

**RS** = Recent sale

**UN** = Undisclosed Sale

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