

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

21 MINTON WALK 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$806,944

Property type

House

Suburb

Narre Warren South

Period-from

01 Apr 2022

to

31 Mar 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

18 HILLRISE CLOSE NARRE WARREN SOUTH VIC 3805	860000	21-Mar-23
23 CASTLERIDGE COURT NARRE WARREN SOUTH VIC 3805	900000	10-Nov-22
11 KIPPENROSS DRIVE NARRE WARREN SOUTH VIC 3805	852000	18-Nov-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.~~

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**18 HILLRISE CLOSE NARRE
WARREN SOUTH VIC 3805**

3 2 3

Sold Price

^{RS}

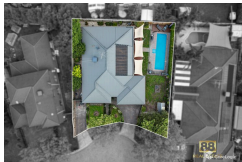
860000

Sold Date

21-Mar-23

Distance

0.57km



**23 CASTLERIDGE COURT NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price

900000

Sold Date

10-Nov-22

Distance

1.28km



**11 KIPPENROSS DRIVE NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price

852000

Sold Date

18-Nov-22

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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