

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 WAGTAIL COURT 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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$818,500

Property type

Land

Suburb

Narre Warren

Period-from

01 Feb 2024

to

31 Jan 2025

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

7 ELLA COURT NARRE WARREN VIC 3805	\$880,000	17-Oct-24
10 HANSEN COURT NARRE WARREN VIC 3805	\$910,000	13-Nov-24
2 INGLETON COURT NARRE WARREN VIC 3805	\$865,000	07-Dec-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: 11 February 2025



7 ELLA COURT NARRE WARREN VIC 3805

 5  2  2

Sold Price **\$880,000** Sold Date **17-Oct-24**

Distance **0.97km**



10 HANSEN COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price **\$910,000** Sold Date **13-Nov-24**

Distance **1.09km**



2 INGLETON COURT NARRE WARREN VIC 3805

 4  2  1

Sold Price **\$865,000** Sold Date **07-Dec-24**

Distance **1.36km**

RS = Recent sale UN = Undisclosed Sale

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