

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

12 SANDERS 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

\$605,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Narre Warren

Period-from

01 May 2022

to

30 Apr 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

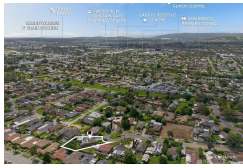
Date of sale

8 ST JAMES COURT NARRE WARREN VIC 3805	\$630,000	21-Jan-23
15 SWAN COURT NARRE WARREN SOUTH VIC 3805	\$630,000	09-Mar-23
17 AVISHA WAY NARRE WARREN VIC 3805	\$605,000	31-Mar-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: 22 May 2023



8 ST JAMES COURT NARRE WARREN VIC 3805

3 1 2

Sold Price **\$630,000** Sold Date **21-Jan-23**

Distance **0.42km**



15 SWAN COURT NARRE WARREN SOUTH VIC 3805

3 2 2

Sold Price Sold Date **09-Mar-23**

Distance **1.79km**



17 AVISHA WAY NARRE WARREN VIC 3805

3 2 2

Sold Price ^{RS} **\$605,000** Sold Date **31-Mar-23**

Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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