

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

2/22 MARAMBA 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

\$488,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Feb 2022

to

31 Jan 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

4/30-32 GARRYOWEN CRESCENT NARRE WARREN VIC 3805	\$540,000	15-Nov-22
2A MADISON AVENUE NARRE WARREN VIC 3805	\$547,000	23-Oct-22
4/25-27 MADISON AVENUE NARRE WARREN VIC 3805	\$530,000	21-Sep-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.~~

This Statement of Information was prepared on: 23 February 2023



**4/30-32 GARRYOWEN CRESCENT
NARRE WARREN VIC 3805**

 2  1  2

Sold Price

\$540,000

Sold Date

15-Nov-22

Distance

0.56km



**2A MADISON AVENUE NARRE
WARREN VIC 3805**

 2  1  1

Sold Price

\$547,000

Sold Date

23-Oct-22

Distance

0.65km



**4/25-27 MADISON AVENUE NARRE
WARREN VIC 3805**

 3  1  2

Sold Price

\$530,000

Sold Date

21-Sep-22

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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