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

40 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 \$680,000 & \$724,900	Single Price			\$680,000	&	\$724,900
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$730,000	Prop	erty type	type House		Suburb	Narre Warren
Period-from	01 Jul 2021	to	30 Jun 2	2022	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.

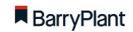
Address of comparable property	Price	Date of sale
47 TARCOOLA DRIVE NARRE WARREN VIC 3805	\$700,000	17-May-22
23 ANDENE DRIVE NARRE WARREN VIC 3805	\$710,000	30-Mar-22
93 FOUNTAIN DRIVE NARRE WARREN VIC 3805	\$710,000	08-Apr-22

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: 11 July 2022





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47 TARCOOLA DRIVE NARRE **WARREN VIC 3805**

⇔ 2

₾ 1

Sold Price

\$700,000 Sold Date **17-May-22**

Distance 0.27km



23 ANDENE DRIVE NARRE **WARREN VIC 3805**

₾ 1 **=** 3 \$ 2 Sold Price

\$710,000 Sold Date 30-Mar-22

Distance 0.56km



93 FOUNTAIN DRIVE NARRE WARREN VIC 3805

፷ 3

₾ 1

□ 1

Sold Price

** \$710,000 Sold Date 08-Apr-22

Distance 0.97km

RS = Recent sale

UN = Undisclosed Sale

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