

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

6 DEAN CLOSE 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$816,500

Property type

House

Suburb

Narre Warren South

Period-from

01 Jul 2023

to

30 Jun 2024

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 DEAN CLOSE NARRE WARREN SOUTH VIC 3805	\$780,000	19-Jun-24
18 DEWSBURY COURT NARRE WARREN SOUTH VIC 3805	\$780,000	05-Jul-24
1 RICH WALK NARRE WARREN SOUTH VIC 3805	\$785,000	16-May-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: 25 July 2024



**8 DEAN CLOSE NARRE WARREN
SOUTH VIC 3805**

3 2 2

Sold Price **\$780,000** Sold Date **19-Jun-24**

Distance **0.03km**



**18 DEWSBURY COURT NARRE
WARREN SOUTH VIC 3805**

3 2 2

Sold Price ^{RS} **\$780,000** Sold Date **05-Jul-24**

Distance **1.01km**



**1 RICH WALK NARRE WARREN
SOUTH VIC 3805**

3 2 2

Sold Price ^{RS} **\$785,000** Sold Date **16-May-24**

Distance **1.41km**

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

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