

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

7 MARCUS 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jul 2022

to

30 Jun 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

140-144 EMILY DRIVE HALLAM VIC 3803	\$705,000	06-Jul-23
42 SWEET GUM AVENUE NARRE WARREN VIC 3805	\$670,000	29-Apr-23
11 PEMBERTON DRIVE NARRE WARREN VIC 3805	\$750,000	22-May-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: 11 July 2023



140-144 EMILY DRIVE HALLAM VIC 3803

Sold Price

^{RS}

\$705,000

Sold Date

06-Jul-23

3

1

2

Distance

0.51km



42 SWEET GUM AVENUE NARRE WARREN VIC 3805

Sold Price

\$670,000

Sold Date

29-Apr-23

3

1

1

Distance

0.83km



11 PEMBERTON DRIVE NARRE WARREN VIC 3805

Sold Price

^{RS}

\$750,000

Sold Date

22-May-23

3

2

4

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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