

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

8 GARRETT 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

\$850,000

&

\$899,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Narre Warren

Period-from

01 Feb 2024

to

31 Jan 2025

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

2 INGLETON COURT NARRE WARREN VIC 3805	\$865,000	07-Dec-24
11 CHRISTINA STREET NARRE WARREN VIC 3805	\$880,000	24-Sep-24
10 HANSEN COURT NARRE WARREN VIC 3805	\$910,000	13-Nov-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: 04 February 2025



**2 INGLETON COURT NARRE
WARREN VIC 3805**

 4  2  1

Sold Price ^{RS} **\$865,000** Sold Date **07-Dec-24**

Distance **0.25km**



**11 CHRISTINA STREET NARRE
WARREN VIC 3805**

 4  2  2

Sold Price **\$880,000** Sold Date **24-Sep-24**

Distance **0.39km**



**10 HANSEN COURT NARRE
WARREN VIC 3805**

 4  2  2

Sold Price **\$910,000** Sold Date **13-Nov-24**

Distance **0.41km**

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

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