

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 Daniel 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,150

Property type

House

Suburb

Narre Warren

Period-from

01 May 2020

to

30 Apr 2021

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 Janet Court Narre Warren VIC 3805	\$750,000	05-May-21
72 Maramba Drive Narre Warren VIC 3805	\$680,000	30-Mar-21
125 Kendall Drive Narre Warren VIC 3805	\$675,000	11-Mar-21

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 May 2021



2 Janet Court Narre Warren VIC 3805

 4  2  2

Sold Price

^{RS} **\$750,000**

Sold Date

05-May-21

Distance

0.13km



72 Maramba Drive Narre Warren VIC 3805

 4  2  1

Sold Price

\$680,000

Sold Date

30-Mar-21

Distance

0.44km



125 Kendall Drive Narre Warren VIC 3805

 4  2  2

Sold Price

\$675,000

Sold Date

11-Mar-21

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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