

## 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

3 FRANCIS COURT NARRE WARREN VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$750,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jan 2024

to

31 Dec 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

|   |           |           |
|---|-----------|-----------|
| 27 TRENTWOOD ROAD NARRE WARREN VIC 3805 | \$737,000 | 11-Oct-24 |
| 10 ANDENE DRIVE NARRE WARREN VIC 3805   | \$733,000 | 06-Sep-24 |
| 8 JAMES COURT NARRE WARREN VIC 3805     | \$705,000 | 18-Sep-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.~~

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**27 TRENTWOOD ROAD NARRE WARREN VIC 3805**

 3  2  2

Sold Price **\$737,000** Sold Date **11-Oct-24**

Distance **0.33km**



**10 ANDENE DRIVE NARRE WARREN VIC 3805**

 3  2  1

Sold Price **\$733,000** Sold Date **06-Sep-24**

Distance **0.96km**



**8 JAMES COURT NARRE WARREN VIC 3805**

 3  2  -

Sold Price **\$705,000** Sold Date **18-Sep-24**

Distance **1.4km**

RS = Recent sale      UN = Undisclosed Sale

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