

## 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

289 ORMOND ROAD NARRE WARREN SOUTH 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Narre Warren South

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

3 FAIRMEAD PLACE NARRE WARREN SOUTH VIC 3805	\$780,000	01-Nov-24
41 KERSHAW DRIVE NARRE WARREN SOUTH VIC 3805	\$782,000	26-Aug-24
47 STRATHAIRD DRIVE NARRE WARREN SOUTH VIC 3805	\$780,000	22-Dec-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: 20 January 2025

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**3 FAIRMEAD PLACE NARRE  
WARREN SOUTH VIC 3805**

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Sold Price **\$780,000** Sold Date **01-Nov-24**Distance **0.26km****41 KERSHAW DRIVE NARRE  
WARREN SOUTH VIC 3805**

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Sold Price **\$782,000** Sold Date **26-Aug-24**Distance **0.43km****47 STRATHAIRD DRIVE NARRE  
WARREN SOUTH VIC 3805**

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Sold Price <sup>RS</sup> **\$780,000** Sold Date **22-Dec-24**Distance **0.64km****RS** = Recent sale**UN** = Undisclosed Sale

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