

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 Kurrajong Road 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jul 2019

to

30 Jun 2020

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

| | | |
|---|-----------|-----------|
| 7 Elsa Place Narre Warren VIC 3805 | \$600,000 | 27-Apr-20 |
| 33 Kendall Drive Narre Warren VIC 3805 | \$665,000 | 03-Mar-20 |
| 9 Diamond Court Narre Warren North VIC 3804 | \$620,000 | 14-May-20 |

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: 21 July 2020



7 Elsa Place Narre Warren VIC 3805 Sold Price **\$600,000** Sold Date **27-Apr-20**

 4  2  2

Distance **0.7km**



33 Kendall Drive Narre Warren VIC 3805 Sold Price **\$665,000** Sold Date **03-Mar-20**

 4  2  2

Distance **1.76km**



9 Diamond Court Narre Warren North VIC 3804 Sold Price **\$620,000** Sold Date **14-May-20**

 4  2  2

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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