

## 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

10 ANDENE DRIVE NARRE WARREN VIC 3805

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Narre Warren

Period-from

01 Aug 2023

to

31 Jul 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 6 BROWTOP ROAD NARRE WARREN VIC 3805         | \$780,000 | 20-Jul-24 |
| 2 BOSCO CLOSE NARRE WARREN VIC 3805          | \$750,000 | 20-Mar-24 |
| 30 HEATHERLEA CRESCENT NARRE WARREN VIC 3805 | \$750,000 | 01-Jul-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: 12 August 2024



## 6 BROWTOP ROAD NARRE WARREN VIC 3805

3 2 2

Sold Price

RS

\$780,000

Sold Date

20-Jul-24

Distance

0.6km



## 2 BOSCO CLOSE NARRE WARREN VIC 3805

3 2 2

Sold Price

\$750,000

Sold Date

20-Mar-24

Distance

0.26km



## 30 HEATHERLEA CRESCENT NARRE WARREN VIC 3805

3 2 2

Sold Price

RS

\$750,000

Sold Date

01-Jul-24

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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