

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

6/36 ARMADALE DRIVE 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Nov 2023

to

31 Oct 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

22/302 GOLF LINKS ROAD NARRE WARREN VIC 3805

\$460,000

24-Jul-24

2 MEDINAH RISE HAMPTON PARK VIC 3976

\$490,000

17-Sep-24

14/21-25 PARKHILL DRIVE BERWICK VIC 3806

\$470,000

19-Nov-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: 29 November 2024

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**22/302 GOLF LINKS ROAD NARRE
WARREN VIC 3805**

Sold Price

\$460,000

Sold Date

24-Jul-24

 3  1  1

Distance

0.63km



**2 MEDINAH RISE HAMPTON PARK
VIC 3976**

Sold Price

^{RS} **\$490,000**

Sold Date

17-Sep-24

 2  1  1

Distance

2.09km



**14/21-25 PARKHILL DRIVE
BERWICK VIC 3806**

Sold Price

^{RS} **\$470,000** ^{UN}

Sold Date

19-Nov-24

 3  1  1

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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