

## 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

18 KARRUM KARRUM COURT NARRE WARREN SOUTH 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

\$650,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$809,444

Property type

House

Suburb

Narre Warren South

Period-from

01 Nov 2021

to

31 Oct 2022

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

1 RUPERTSWOOD RISE NARRE WARREN SOUTH VIC 3805	\$674,000	20-Sep-22
7 NANA WALK NARRE WARREN SOUTH VIC 3805	\$700,000	21-Jul-22
1 LENNON COURT NARRE WARREN SOUTH VIC 3805	\$710,000	20-Sep-22

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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**1 RUPERTSWOOD RISE NARRE  
WARREN SOUTH VIC 3805**

4 2 2

Sold Price <sup>RS</sup> **\$674,000** <sup>UN</sup> Sold Date **20-Sep-22**

Distance **0.19km**



**7 NANA WALK NARRE WARREN  
SOUTH VIC 3805**

4 2 2

Sold Price **\$700,000** Sold Date **21-Jul-22**

Distance **0.45km**



**1 LENNON COURT NARRE  
WARREN SOUTH VIC 3805**

4 2 2

Sold Price <sup>RS</sup> **\$710,000** Sold Date **20-Sep-22**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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