

## 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

1 TARLI 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

\$1,190,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$816,500

Property type

House

Suburb

Narre Warren South

Period-from

01 Jul 2023

to

30 Jun 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

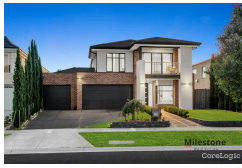
61 BEAUFORD AVENUE NARRE WARREN SOUTH VIC 3805	\$1,335,000	18-Mar-24
22 EMU WAY NARRE WARREN SOUTH VIC 3805	\$1,320,000	12-Feb-24
56 ARMITAGE DRIVE NARRE WARREN SOUTH VIC 3805	\$1,160,000	24-May-24

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: 24 July 2024

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**61 BEAUFORD AVENUE NARRE  
WARREN SOUTH VIC 3805**

4 2 3

Sold Price **\$1,335,000** Sold Date **18-Mar-24**

Distance **0.09km**



**22 EMU WAY NARRE WARREN  
SOUTH VIC 3805**

4 2 2

Sold Price **\$1,320,000** Sold Date **12-Feb-24**

Distance **0.21km**



**56 ARMITAGE DRIVE NARRE  
WARREN SOUTH VIC 3805**

5 2 2

Sold Price <sup>RS</sup> **\$1,160,000** Sold Date **24-May-24**

Distance **0.43km**



**17 OMARS PLACE NARRE WARREN  
SOUTH VIC 3805**

4 2 2

Sold Price <sup>RS</sup> **\$1,275,000** Sold Date **20-May-24**

Distance **0.55km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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