

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 KILFERA COURT 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

\$695,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,500

Property type

House

Suburb

Narre Warren

Period-from

01 Dec 2021

to

30 Nov 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

8 STAFFORD PLACE NARRE WARREN VIC 3805	\$700,000	05-Oct-22
7 FACEY COURT NARRE WARREN VIC 3805	\$700,000	20-Sep-22
12 FIRA COURT NARRE WARREN VIC 3805	\$738,000	31-Aug-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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8 STAFFORD PLACE NARRE WARREN VIC 3805

4 2 2

Sold Price **\$700,000** Sold Date **05-Oct-22**

Distance **1.15km**



7 FACEY COURT NARRE WARREN VIC 3805

4 2 2

Sold Price Sold Date **20-Sep-22**

Distance **1.33km**



12 FIRA COURT NARRE WARREN VIC 3805

4 2 2

Sold Price ^{RS} **\$738,000** Sold Date **31-Aug-22**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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