

## 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 CATHIE COURT 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

\$565,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$747,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2022

to

28 Feb 2023

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

31 MARAMBA DRIVE NARRE WARREN VIC 3805

\$595,000

04-Dec-22

30 INSIGNIA CRESCENT BERWICK VIC 3806

\$598,500

18-Nov-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.

This Statement of Information was prepared on: 02 March 2023



## O'Brien Real Estate

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### 31 MARAMBA DRIVE NARRE WARREN VIC 3805

3 2 1

Sold Price

**\$595,000**

Sold Date **04-Dec-22**

Distance

**0.83km**



### 30 INSIGNIA CRESCENT BERWICK VIC 3806

3 2 1

Sold Price

**\$598,500**

Sold Date **18-Nov-22**

Distance

**1.02km**

RS = Recent sale

UN = Undisclosed Sale

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