

## 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

33 GODWIN AVENUE NARRE WARREN VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Narre Warren

Period-from

01 Sep 2021

to

31 Aug 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

76 KURRAJONG ROAD NARRE WARREN VIC 3805	\$674,000	21-Jul-22
9 GODWIN AVENUE NARRE WARREN VIC 3805	\$640,000	29-May-21

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: 20 September 2022



### 76 KURRAJONG ROAD NARRE WARREN VIC 3805

 3
  1
  -

Sold Price

**\$674,000**

Sold Date

**21-Jul-22**

Distance

**0.09km**


### 9 GODWIN AVENUE NARRE WARREN VIC 3805

 3
  2
  2

Sold Price

**\$640,000**

Sold Date

**29-May-21**

Distance

**0.15km**

RS = Recent sale

UN = Undisclosed Sale

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