

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

4 DIBA RISE 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

\$640,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,500

Property type

Unit

Suburb

Narre Warren

Period-from

01 Oct 2021

to

30 Sep 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

5 DIBA RISE NARRE WARREN VIC 3805	\$660,000	18-Aug-22
8 CORAL GUM COURT NARRE WARREN VIC 3805	\$685,000	01-Aug-22
1 DIBA RISE NARRE WARREN VIC 3805	\$740,000	18-Jul-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: 31 October 2022



5 DIBA RISE NARRE WARREN VIC 3805

Sold Price

\$660,000

Sold Date

18-Aug-22

 3  2  3

Distance

0.05km



8 CORAL GUM COURT NARRE WARREN VIC 3805

Sold Price

\$685,000

Sold Date

01-Aug-22

 3  2  2

Distance

0.96km



1 DIBA RISE NARRE WARREN VIC 3805

Sold Price

\$740,000

Sold Date

18-Jul-22

 3  2  2

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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