

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

2 DANIEL 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jul 2021

to

30 Jun 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

3 JASMIN COURT NARRE WARREN VIC 3805	\$852,000	09-Nov-21
15 HANSEN COURT NARRE WARREN VIC 3805	\$842,000	17-Mar-22
55 KENDALL DRIVE NARRE WARREN VIC 3805	\$875,000	07-May-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: 04 July 2022



3 JASMIN COURT NARRE WARREN VIC 3805 Sold Price **\$852,000** Sold Date **09-Nov-21**

 4  2  2

Distance **0.11km**



15 HANSEN COURT NARRE WARREN VIC 3805 Sold Price **\$842,000** Sold Date **17-Mar-22**

 4  2  2

Distance **0.55km**



55 KENDALL DRIVE NARRE WARREN VIC 3805 Sold Price ^{RS} **\$875,000** Sold Date **07-May-22**

 4  2  2

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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