

Eddie Atahi

P 03 8726 0690

M 0413 945 802

E eddie.atahi@eliteagents.net.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

9 Ardenne Court Narre Warren South VIC 3805

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$829,900

## Median Sale Price

\$630,000 Houses in Narre warren south between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

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.



**15 Champagne Grove Narre Warren South VIC 3805**

 5  2  2

**Sold Price \$820,000**

**Sold Date 09-May-19**

**Distance 0.41km**



**26 Skipperstone Glen Narre Warren South VIC 3805**

 4  2  2

**Sold Price \$820,000**

**Sold Date 20-Nov-18**

**Distance 0.51km**



**32 Ellen Road Narre Warren South VIC 3805**

 4  2  2

**Sold Price <sup>RS</sup> \$837,000 <sup>UN</sup>**

**Sold Date 10-Jul-19**

**Distance 0.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.