

## 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

10 ROCHFORD PLACE NARRE WARREN SOUTH 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$827,500

Property type

House

Suburb

Narre Warren South

Period-from

01 Dec 2023

to

30 Nov 2024

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

7 EASTBURY COURT NARRE WARREN SOUTH VIC 3805	\$765,000	08-Oct-24
6 WILLIAM CLARKE WYND NARRE WARREN SOUTH VIC 3805	\$725,000	24-Sep-24
10 ORMISTON PLACE NARRE WARREN SOUTH VIC 3805	\$743,000	28-Oct-24

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: 06 December 2024



## 7 EASTBURY COURT NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price **\$765,000** Sold Date **08-Oct-24**

Distance **3.14km**



## 6 WILLIAM CLARKE WYND NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price **\$725,000** Sold Date **24-Sep-24**

Distance **3.48km**



## 10 ORMISTON PLACE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price <sup>RS</sup> **\$743,000** Sold Date **28-Oct-24**

Distance **3.87km**

RS = Recent sale

UN = Undisclosed Sale

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