

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

1 Rosaleen Court, Narre Warren Vic 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000

&

\$720,000

Median sale price

Median price \$720,000

Property Type House

Suburb Narre Warren

Period - From 01/04/2022

to

31/03/2023

Source REIV

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 six 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
1	34 Bosco CI NARRE WARREN 3805	\$716,000	17/03/2023
2	5 Howitt Ct BERWICK 3806	\$711,000	06/06/2023
3	20 Facey Ct NARRE WARREN 3805	\$674,000	18/05/2023

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 six months.~~

This Statement of Information was prepared on:

20/06/2023 10:12



3 2 2

Rooms: 6
Property Type: House
Land Size: 637 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$660,000 - \$720,000
Median House Price
Year ending March 2023: \$720,000

Comparable Properties



34 Bosco Ct NARRE WARREN 3805 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$716,000
Method: Private Sale
Date: 17/03/2023
Property Type: House
Land Size: 663 sqm approx



5 Howitt Ct BERWICK 3806 (REI)

[Agent Comments](#)

3 1 1

Price: \$711,000
Method: Private Sale
Date: 06/06/2023
Property Type: House
Land Size: 604 sqm approx



20 Facey Ct NARRE WARREN 3805 (REI)

[Agent Comments](#)

3 1 2

Price: \$674,000
Method: Auction Sale
Date: 18/05/2023
Property Type: House (Res)
Land Size: 644 sqm approx

Account - Harcourts Box Hill TSL | P: 03 98889966