

## 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

6 PATIO COURT NARRE WARREN 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

\$788,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$746,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jan 2022

to

31 Dec 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

365 PRINCES HIGHWAY NARRE WARREN VIC 3805	\$730,500	07-Dec-22
18 CLOVERSET AVENUE NARRE WARREN VIC 3805	\$742,000	12-Dec-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: 25 January 2023



**365 PRINCES HIGHWAY NARRE  
WARREN VIC 3805**

4 2 2

Sold Price

<sup>RS</sup>

**\$730,500**

Sold Date

**07-Dec-22**

Distance

**0.42km**



**18 CLOVERSET AVENUE NARRE  
WARREN VIC 3805**

4 2 2

Sold Price

<sup>RS</sup>

**\$742,000**

Sold Date

**12-Dec-22**

Distance

**0.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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