

## 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

51 KURRAJONG ROAD NARRE WARREN VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$736,500

Property type

House

Suburb

Narre Warren

Period-from

01 Sep 2023

to

31 Aug 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 19 CALLISTEMON CRESCENT NARRE WARREN VIC 3805 | \$781,000 | 13-Jun-24 |
| 6 BARUNAH COURT NARRE WARREN VIC 3805         | \$770,000 | 09-Aug-24 |
| 22 DUNCAN STREET NARRE WARREN VIC 3805        | \$770,000 | 19-Aug-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.~~

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**19 CALLISTEMON CRESCENT  
NARRE WARREN VIC 3805**

 4  2  2

Sold Price **\$781,000** Sold Date **13-Jun-24**

Distance **0.75km**



**6 BARUNAH COURT NARRE  
WARREN VIC 3805**

 4  2  2

Sold Price <sup>RS</sup> **\$770,000** <sup>UN</sup> Sold Date **09-Aug-24**

Distance **1.7km**



**22 DUNCAN STREET NARRE  
WARREN VIC 3805**

 4  2  2

Sold Price Sold Date **19-Aug-24**

Distance **1.91km**

**RS** = Recent sale **UN** = Undisclosed Sale

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