

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

4 CASSA BLUE CIRCUIT NARRE WARREN VIC 3805

Indicative selling price

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

Single Price

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,000

Property type

House

Suburb

Narre Warren

Period-from

01 Feb 2024

to

31 Jan 2025

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

5 CASSA BLUE CIRCUIT NARRE WARREN VIC 3805	\$620,000	11-Feb-25
2/7 FRANLEIGH DRIVE NARRE WARREN VIC 3805	\$620,000	13-Dec-24
2 FRANCINE COURT NARRE WARREN VIC 3805	\$605,000	12-Sep-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: 12 February 2025

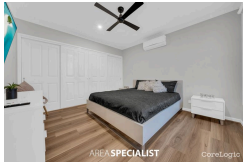


**5 CASSA BLUE CIRCUIT NARRE
WARREN VIC 3805**

3 2 2

Sold Price ^{RS} **\$620,000** Sold Date **11-Feb-25**

Distance **0.03km**



**2/7 FRANLEIGH DRIVE NARRE
WARREN VIC 3805**

3 2 2

Sold Price ^{RS} **\$620,000** ^{UN} Sold Date **13-Dec-24**

Distance **1.06km**



**2 FRANCINE COURT NARRE
WARREN VIC 3805**

3 2 1

Sold Price **\$605,000** Sold Date **12-Sep-24**

Distance **0.54km**

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

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