

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

2A MADISON AVENUE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Narre Warren

Period-from

01 Sep 2021

to

31 Aug 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

2/3 SHIRAZ CRESCENT NARRE WARREN VIC 3805	\$520,000	24-Jul-22
3 MEME PLACE NARRE WARREN VIC 3805	\$565,000	28-Jul-22
44A BUNBURY AVENUE NARRE WARREN VIC 3805	\$555,000	31-Jul-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: 26 September 2022



**2/3 SHIRAZ CRESCENT NARRE
WARREN VIC 3805**

 2  1  1

Sold Price ^{RS} **\$520,000** ^{UN} Sold Date **24-Jul-22**

Distance **0.78km**



**3 MEME PLACE NARRE WARREN
VIC 3805**

 2  1  1

Sold Price ^{RS} **\$565,000** Sold Date **28-Jul-22**

Distance **0.8km**



**44A BUNBURY AVENUE NARRE
WARREN VIC 3805**

 2  1  1

Sold Price ^{RS} **\$555,000** Sold Date **31-Jul-22**

Distance **1.08km**

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

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