

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

3/25 SAXONWOOD DRIVE 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

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

12 MERANTI CLOSE NARRE WARREN VIC 3805	\$560,000	29-Apr-24
14 MERANTI CLOSE NARRE WARREN VIC 3805	\$580,000	22-Apr-24
1/26-28 LANCASTER AVENUE NARRE WARREN VIC 3805	\$586,000	30-Apr-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: 06 September 2024

Nicola Parreira
P 03 8794 6100
M 0407 921 332
E nparreira@barryplant.com.au



**12 MERANTI CLOSE NARRE
WARREN VIC 3805**

 2  1  1

Sold Price

^{RS}

\$560,000

Sold Date

29-Apr-24

Distance

0.24km



**14 MERANTI CLOSE NARRE
WARREN VIC 3805**

 2  2  1

Sold Price

\$580,000

Sold Date

22-Apr-24

Distance

0.25km



**1/26-28 LANCASTER AVENUE
NARRE WARREN VIC 3805**

 2  1  1

Sold Price

\$586,000

Sold Date

30-Apr-24

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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