

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

5 DANIEL COURT 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Narre Warren

Period-from

01 Apr 2022

to

31 Mar 2023

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

4 SHINE COURT NARRE WARREN VIC 3805	\$770,000	22-Mar-23
11 KIALOA COURT NARRE WARREN VIC 3805	\$750,000	07-Mar-23
34 BOSCO CLOSE NARRE WARREN VIC 3805	\$716,000	17-Mar-23

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: 01 April 2023



**4 SHINE COURT NARRE WARREN
VIC 3805**

 3  2  2

Sold Price

^{RS} **\$770,000**

Sold Date

22-Mar-23

Distance

0.23km



**11 KIALOA COURT NARRE
WARREN VIC 3805**

 3  2  2

Sold Price

^{RS} **\$750,000** ^{UN}

Sold Date

07-Mar-23

Distance

0.66km



**34 BOSCO CLOSE NARRE
WARREN VIC 3805**

 3  2  2

Sold Price

^{RS} **\$716,000**

Sold Date

17-Mar-23

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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