

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

2/14-20 SHRIVES ROAD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Aug 2023

to

31 Jul 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

9/14-20 SHRIVES ROAD NARRE WARREN VIC 3805	\$450,000	01-Mar-24
2/36 ARMADALE DRIVE NARRE WARREN VIC 3805	\$510,000	30-Apr-24
7/7-9 WILLOW COURT NARRE WARREN VIC 3805	\$325,000	05-May-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: 10 August 2024

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**9/14-20 SHRIVES ROAD NARRE
 WARREN VIC 3805**

 2  1  1

Sold Price **\$450,000** Sold Date **01-Mar-24**

Distance **0.05km**



**2/36 ARMADALE DRIVE NARRE
 WARREN VIC 3805**

 2  1  1

Sold Price **\$510,000** Sold Date **30-Apr-24**

Distance **0.97km**



**7/7-9 WILLOW COURT NARRE
 WARREN VIC 3805**

 1  1  -

Sold Price ^{RS} **\$325,000** Sold Date **05-May-24**

Distance **0.17km**

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

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