

## 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

6 ANTON COURT NARRE WARREN SOUTH VIC 3805

### Indicative selling price

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

Single Price

or range  
between

\$655,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jan 2022

to

31 Dec 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

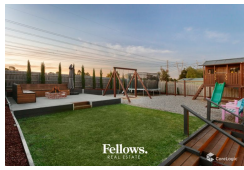
Date of sale

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 10 TERRAPIN DRIVE NARRE WARREN SOUTH VIC 3805 | \$687,500 | 20-Dec-22 |
| 84 THE PARKWAY HAMPTON PARK VIC 3976          | \$700,000 | 24-Nov-22 |
| 4 OLDHOME COURT NARRE WARREN SOUTH VIC 3805   | \$680,000 | 24-Oct-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: 05 January 2023



**10 TERRAPIN DRIVE NARRE  
WARREN SOUTH VIC 3805**

 3  2  2

Sold Price

<sup>RS</sup> **\$687,500** Sold Date **20-Dec-22**

Distance **0.67km**



**84 THE PARKWAY HAMPTON  
PARK VIC 3976**

 3  2  2

Sold Price

<sup>RS</sup> **\$700,000** Sold Date **24-Nov-22**

Distance **0.7km**



**4 OLDHOME COURT NARRE  
WARREN SOUTH VIC 3805**

 3  2  2

Sold Price

**\$680,000** Sold Date **24-Oct-22**

Distance **1.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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