

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

8 ACORN COURT NARRE WARREN SOUTH 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

\$1,120,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Narre Warren South

Period-from

01 May 2021

to

30 Apr 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

9 CASTELLANA COURT NARRE WARREN SOUTH VIC 3805	\$1,150,000	14-Jan-22
3 LOXLEY BOULEVARD NARRE WARREN SOUTH VIC 3805	\$1,160,000	11-Nov-21
3 RIVERGLEN ROAD BERWICK VIC 3806	\$1,185,000	08-Nov-21

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: 14 May 2022



9 CASTELLANA COURT NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price **\$1,150,000** Sold Date **14-Jan-22**

Distance **0.35km**



3 LOXLEY BOULEVARD NARRE WARREN SOUTH VIC 3805

5 2 2

Sold Price **\$1,160,000** Sold Date **11-Nov-21**

Distance **0.59km**



3 RIVERGLEN ROAD BERWICK VIC 3806

4 2 2

Sold Price **\$1,185,000** Sold Date **08-Nov-21**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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