

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

7 FIRA 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,750

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2021

to

30 Sep 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

5 MICA COURT NARRE WARREN VIC 3805	\$735,000	31-Aug-22
4 MAUDE COURT NARRE WARREN VIC 3805	\$747,500	12-Sep-22
11 MARAMBA DRIVE NARRE WARREN VIC 3805	\$716,250	04-Aug-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: 19 October 2022



5 MICA COURT NARRE WARREN VIC 3805

 3  2  2

Sold Price **\$735,000** Sold Date **31-Aug-22**

Distance **1.9km**



4 MAUDE COURT NARRE WARREN VIC 3805

 3  2  2

Sold Price ^{RS} **\$747,500** Sold Date **12-Sep-22**

Distance **1.93km**



11 MARAMBA DRIVE NARRE WARREN VIC 3805

 3  2  2

Sold Price **\$716,250** Sold Date **04-Aug-22**

Distance **0.68km**

RS = Recent sale UN = Undisclosed Sale

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