

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

4 MONTEREY 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Narre Warren

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

8 TAMARISK ROAD NARRE WARREN VIC 3805	\$735,000	01-Mar-22
4 BALWYN COURT NARRE WARREN VIC 3805	\$711,000	26-Apr-22
1 COTTONWOOD COURT NARRE WARREN VIC 3805	\$672,000	19-Apr-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: 27 May 2022



**8 TAMARISK ROAD NARRE
WARREN VIC 3805**

 3  2  2

Sold Price **\$735,000** Sold Date **01-Mar-22**

Distance **0.08km**



**4 BALWYN COURT NARRE
WARREN VIC 3805**

 3  2  1

Sold Price ^{RS} **\$711,000** Sold Date **26-Apr-22**

Distance **0.27km**



**1 COTTONWOOD COURT NARRE
WARREN VIC 3805**

 3  2  2

Sold Price ^{RS} **\$672,000** Sold Date **19-Apr-22**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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