

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

5 IRELAND AVENUE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,000

Property type

House

Suburb

Narre Warren

Period-from

01 Feb 2022

to

31 Jan 2023

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

4 BURWOOD COURT NARRE WARREN VIC 3805	\$658,000	13-Nov-22
31 SAXONWOOD DRIVE NARRE WARREN VIC 3805	\$650,000	25-Aug-22
13 GULL WAY NARRE WARREN SOUTH VIC 3805	\$651,000	10-Dec-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.~~

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**4 BURWOOD COURT NARRE
WARREN VIC 3805**

 3  2  3

Sold Price **\$658,000** Sold Date **13-Nov-22**

Distance **0.3km**



**31 SAXONWOOD DRIVE NARRE
WARREN VIC 3805**

 3  2  2

Sold Price **\$650,000** Sold Date **25-Aug-22**

Distance **0.58km**



**13 GULL WAY NARRE WARREN
SOUTH VIC 3805**

 3  2  2

Sold Price ^{RS} **\$651,000** Sold Date **10-Dec-22**

Distance **1.77km**

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

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