

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 GREENRIDGE 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2023

to

31 May 2024

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

3 SWEET GUM AVENUE NARRE WARREN VIC 3805	\$861,000	10-Feb-24
2 SPRUCE COURT NARRE WARREN VIC 3805	\$730,000	24-Apr-24
6 CLOVERSET AVENUE NARRE WARREN VIC 3805	\$695,000	18-Jan-24

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: 24 June 2024

Hannah Luu

M +61426978600

E ausproperty.hl@professionalsnoblepark.



3 SWEET GUM AVENUE NARRE WARREN VIC 3805

4 2 2

Sold Price

\$861,000

Sold Date **10-Feb-24**

Distance **0.25km**



2 SPRUCE COURT NARRE WARREN VIC 3805

3 1 8

Sold Price

\$730,000

Sold Date **24-Apr-24**

Distance **0.26km**



6 CLOVERSET AVENUE NARRE WARREN VIC 3805

3 1 3

Sold Price

\$695,000

Sold Date **18-Jan-24**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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