

## 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

30/40-50 VICTORIA ROAD NARRE WARREN VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 May 2023

to

30 Apr 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

26 WARREN CLOSE NARRE WARREN VIC 3805	\$550,000	30-Nov-23
11/4 PAYDON WAY HAMPTON PARK VIC 3976	\$545,000	26-Mar-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: 30 May 2024

**26 WARREN CLOSE NARRE  
WARREN VIC 3805**3  1  2 Sold Price **\$550,000** Sold Date **30-Nov-23**Distance **3.24km****11/4 PAYDON WAY HAMPTON  
PARK VIC 3976**3  1  2 Sold Price **\$545,000** Sold Date **26-Mar-24**Distance **3.29km**

RS = Recent sale

UN = Undisclosed Sale

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