

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

6 BONNY COURT NARRE WARREN SOUTH 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jul 2021

to

30 Jun 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

9 ARMITAGE DRIVE NARRE WARREN SOUTH VIC 3805	\$1,010,000	31-Mar-22
28 BRAYBROOK DRIVE NARRE WARREN SOUTH VIC 3805	\$1,400,000	07-Dec-21
13 PARISH COURT NARRE WARREN SOUTH VIC 3805	\$1,195,000	08-Dec-21

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: 07 July 2022



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**9 ARMITAGE DRIVE NARRE
WARREN SOUTH VIC 3805**

5 2 2

Sold Price **\$1,010,000** Sold Date **31-Mar-22**

Distance **0.64km**



**28 BRAYBROOK DRIVE NARRE
WARREN SOUTH VIC 3805**

5 2 4

Sold Price **\$1,400,000** Sold Date **07-Dec-21**

Distance **0.65km**



**13 PARISH COURT NARRE
WARREN SOUTH VIC 3805**

5 3 3

Sold Price **\$1,195,000** Sold Date **08-Dec-21**

Distance **0.76km**

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

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