

## 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

17 BRADLEY TERRACE 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

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Narre Warren

Period-from

01 Sep 2023

to

31 Aug 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

12 WOODLEY STREET NARRE WARREN VIC 3805	\$733,000	10-May-24
49 FLEETWOOD DRIVE NARRE WARREN VIC 3805	\$710,000	12-Apr-24
108 SWEENEY DRIVE NARRE WARREN VIC 3805	\$702,500	11-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: 05 September 2024



**12 WOODLEY STREET NARRE  
WARREN VIC 3805**

3 1 2

Sold Price **\$733,000** Sold Date **10-May-24**

Distance **0.69km**



**49 FLEETWOOD DRIVE NARRE  
WARREN VIC 3805**

3 1 2

Sold Price **\$710,000** Sold Date **12-Apr-24**

Distance **0.89km**



**108 SWEENEY DRIVE NARRE  
WARREN VIC 3805**

3 1 2

Sold Price **\$702,500** Sold Date **11-Mar-24**

Distance **0.56km**

RS = Recent sale      UN = Undisclosed Sale

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