

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 2 Badger Court, Narre Warren, VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$780,000

Median sale price

Median price \$723,000 Property Type House Suburb Narre Warren (3805)

Period - From 01/04/2022 to 31/03/2023 Source pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
5 DUNCRAIG COURT, NARRE WARREN VIC 3805	\$780,000	23/05/2023
5 MADISON AVENUE, NARRE WARREN VIC 3805	\$760,000	07/05/2023
5 DANIEL COURT, NARRE WARREN VIC 3805	\$780,000	10/05/2023

This Statement of Information was prepared on: 06/06/2023