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 ST JAMES COURT 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 \$620,	.000 &	\$660,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$747,750	Prop	erty type	House		Suburb	Narre Warren
Period-from	01 Jan 2022	to	31 Dec 2	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.

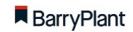
Address of comparable property	Price	Date of sale
54 SAXONWOOD DRIVE NARRE WARREN VIC 3805	\$650,000	05-Oct-22
53 DARLING WAY NARRE WARREN VIC 3805	\$660,000	05-Aug-22
6 JARRAH COURT NARRE WARREN VIC 3805	\$620,000	18-Aug-22

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: 10 January 2023





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54 SAXONWOOD DRIVE NARRE WARREN VIC 3805

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\$ 4

RS \$650,000 Sold Date 05-Oct-22

Distance

0.35km



53 DARLING WAY NARRE WARREN VIC 3805

₾ 1

= 3

₾ 1

Sold Price

Sold Price

\$660,000 Sold Date 05-Aug-22

Distance 0.99km



6 JARRAH COURT NARRE WARREN VIC 3805

Sold Price

\$620,000 Sold Date 18-Aug-22

Distance 0.38km



44 NORFOLK DRIVE NARRE **WARREN VIC 3805**

2 ₾ 2 Sold Price

\$680,000 Sold Date **14-Sep-22**

Distance 0.06km



16 DARLING WAY NARRE WARREN Sold Price VIC 3805

= 3

₾ 2

\$1

aa1

\$660,000 Sold Date **13-Oct-22**

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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