

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

9 WALLINGFORD PLACE 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

\$680,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$816,500

Property type

House

Suburb

Narre Warren South

Period-from

01 Jul 2023

to

30 Jun 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

3 GOSSAMER WAY NARRE WARREN SOUTH VIC 3805	\$720,000	13-Jul-24
61 GOLDEN GROVE DRIVE NARRE WARREN SOUTH VIC 3805	\$691,000	18-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.

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3 GOSSAMER WAY NARRE WARREN SOUTH VIC 3805

 4
  2
  2

Sold Price ^{RS} **\$720,000** Sold Date **13-Jul-24**

Distance **1.52km**



61 GOLDEN GROVE DRIVE NARRE WARREN SOUTH VIC 3805

 4
  2
  2

Sold Price **\$691,000** Sold Date **18-Mar-24**

Distance **1.55km**

RS = Recent sale UN = Undisclosed Sale

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