

## 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 GAREM GAM WYND NARRE WARREN SOUTH 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

\$650,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$809,444

Property type

House

Suburb

Narre Warren South

Period-from

01 Nov 2021

to

31 Oct 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 7 NANA WALK NARRE WARREN SOUTH VIC 3805        | \$700,000 | 21-Jul-22 |
| 1 RUPERTSWOOD RISE NARRE WARREN SOUTH VIC 3805 | \$674,000 | 20-Sep-22 |
| 19 OGLE WAY CRANBOURNE NORTH VIC 3977          | \$690,000 | 19-Sep-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: 02 November 2022



**7 NANA WALK NARRE WARREN  
SOUTH VIC 3805**

 4  2  2

Sold Price **\$700,000** Sold Date **21-Jul-22**

Distance **0.15km**



**1 RUPERTSWOOD RISE NARRE  
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price <sup>RS</sup> **\$674,000** <sup>UN</sup> Sold Date **20-Sep-22**

Distance **0.29km**



**19 OGLE WAY CRANBOURNE  
NORTH VIC 3977**

 4  2  2

Sold Price **\$690,000** Sold Date **19-Sep-22**

Distance **1.44km**

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

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