

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

4 TERRY CLOSE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,000

Property type

House

Suburb

Narre Warren

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

5 BOSCO CLOSE NARRE WARREN VIC 3805	\$745,000	18-May-24
13 FACEY COURT NARRE WARREN VIC 3805	\$743,000	10-Apr-24
91 PROSPECT HILL ROAD NARRE WARREN VIC 3805	\$721,000	13-Jun-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: 23 July 2024



5 BOSCO CLOSE NARRE WARREN VIC 3805 Sold Price **\$745,000** Sold Date **18-May-24**

3 1 -

Distance **0.48km**



13 FACEY COURT NARRE WARREN VIC 3805 Sold Price ^{RS} **\$743,000** ^{UN} Sold Date **10-Apr-24**

3 1 1

Distance **0.69km**



91 PROSPECT HILL ROAD NARRE WARREN VIC 3805 Sold Price ^{RS} **\$721,000** Sold Date **13-Jun-24**

3 1 1

Distance **0.72km**

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

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