

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

7 PONDS WAY NARRE WARREN NORTH VIC 3804

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

\$1,750,000

&

\$1,795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,640,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Feb 2023

to

31 Jan 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 PONDS WAY NARRE WARREN NORTH VIC 3804	\$1,870,000	22-Oct-23
7 WATER REED COURT NARRE WARREN NORTH VIC 3804	\$1,725,000	16-Oct-23
20 OAKVIEW BOULEVARD NARRE WARREN NORTH VIC 3804	\$1,860,000	15-Aug-23

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: 05 February 2024


**5 PONDS WAY NARRE WARREN
NORTH VIC 3804**
 5  5  3

Sold Price

\$1,870,000

Sold Date

22-Oct-23

Distance

0.02km

**7 WATER REED COURT NARRE
WARREN NORTH VIC 3804**
 4  2  3

Sold Price

^{RS} **\$1,725,000**

Sold Date

16-Oct-23

Distance

0.24km

**20 OAKVIEW BOULEVARD NARRE
WARREN NORTH VIC 3804**
 4  3  3

Sold Price

\$1,860,000

Sold Date

15-Aug-23

Distance

0.2km
RS = Recent sale

UN = Undisclosed Sale

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