

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

3/1 MINETT 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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,500

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jun 2021

to

31 May 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

113 BILLY BUTTONS DRIVE NARRE WARREN VIC 3805	\$644,000	29-Mar-22
36 VIMINI DRIVE NARRE WARREN VIC 3805	\$650,000	07-Mar-22
7/50 TINKS ROAD NARRE WARREN VIC 3805	\$627,500	26-Apr-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: 29 June 2022



113 BILLY BUTTONS DRIVE NARRE WARREN VIC 3805

Sold Price

^{RS} **\$644,000**

Sold Date

29-Mar-22

3 2 2

Distance

0.31km



36 VIMINI DRIVE NARRE WARREN VIC 3805

Sold Price

\$650,000

Sold Date

07-Mar-22

3 2 2

Distance

2.02km



7/50 TINKS ROAD NARRE WARREN VIC 3805

Sold Price

^{RS} **\$627,500** ^{UN}

Sold Date

26-Apr-22

3 2 2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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