

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

11 PEMBERTON DRIVE 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

\$730,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Narre Warren

Period-from

01 Apr 2022

to

31 Mar 2023

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 RANCH COURT NARRE WARREN VIC 3805	\$750,000	29-Mar-23
2 WALLOWA CRESCENT NARRE WARREN VIC 3805	\$740,000	02-Mar-23
5 GREENACRE CRESCENT NARRE WARREN VIC 3805	\$760,000	22-Dec-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: 20 April 2023



5 RANCH COURT NARRE WARREN VIC 3805

Sold Price

^{RS} **\$750,000**

Sold Date

29-Mar-23


4



2



2

Distance

0.65km


2 WALLOWA CRESCENT NARRE WARREN VIC 3805

Sold Price

^{RS} **\$740,000**

Sold Date

02-Mar-23


3



2



-

Distance

0.93km


5 GREENACRE CRESCENT NARRE WARREN VIC 3805

Sold Price

^{RS} **\$760,000**

Sold Date

22-Dec-22


5



2



2

Distance

1.33km
RS = Recent sale

UN = Undisclosed Sale

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