

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

9 SCARBOROUGH DRIVE NARRE WARREN SOUTH 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Dec 2023

to

30 Nov 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

6 COLWYN DRIVE NARRE WARREN SOUTH VIC 3805	\$820,000	30-Aug-24
57 SEEBECK DRIVE NARRE WARREN SOUTH VIC 3805	\$815,000	27-Aug-24
6 EXETER PLACE NARRE WARREN SOUTH VIC 3805	\$825,000	19-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: 14 December 2024



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**6 COLWYN DRIVE NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price ^{RS} **\$820,000** Sold Date **30-Aug-24**

Distance **0.27km**



**57 SEEBECK DRIVE NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price **\$815,000** Sold Date **27-Aug-24**

Distance **0.43km**



**6 EXETER PLACE NARRE WARREN
SOUTH VIC 3805**

4 2 2

Sold Price **\$825,000** Sold Date **19-Jun-24**

Distance **0.75km**

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

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