

## 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

24/7-9 DENISE COURT NARRE WARREN VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$465,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Apr 2023

to

31 Mar 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

2/52-60 VICTORIA ROAD NARRE WARREN VIC 3805	\$500,000	21-Mar-24
2/55 PROSPECT HILL ROAD NARRE WARREN VIC 3805	\$480,000	30-Jul-23
17/52-60 VICTORIA ROAD NARRE WARREN VIC 3805	\$495,000	17-Jul-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.

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**2/52-60 VICTORIA ROAD NARRE  
WARREN VIC 3805**

Sold Price

**\$500,000**

Sold Date

**21-Mar-24**

2

1

1

Distance

**1.29km**



**2/55 PROSPECT HILL ROAD  
NARRE WARREN VIC 3805**

Sold Price

**\$480,000**

Sold Date

**30-Jul-23**

2

1

1

Distance

**1.06km**



**17/52-60 VICTORIA ROAD NARRE  
WARREN VIC 3805**

Sold Price

**\$495,000**

Sold Date

**17-Jul-23**

2

1

1

Distance

**1.29km**

RS = Recent sale

UN = Undisclosed Sale

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