

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 TAMARISK ROAD 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

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,500

Property type

House

Suburb

Narre Warren

Period-from

01 Dec 2021

to

30 Nov 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

4 MONTEREY COURT NARRE WARREN VIC 3805	\$670,000	20-Jul-22
54 SAXONWOOD DRIVE NARRE WARREN VIC 3805	\$650,000	05-Oct-22
6 JARRAH COURT NARRE WARREN VIC 3805	\$620,000	18-Aug-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: 12 December 2022



4 MONTEREY COURT NARRE WARREN VIC 3805

 3  1  2

Sold Price **\$670,000** Sold Date **20-Jul-22**

Distance **0.13km**



54 SAXONWOOD DRIVE NARRE WARREN VIC 3805

 3  1  1

Sold Price ^{RS} **\$650,000** Sold Date **05-Oct-22**

Distance **0.59km**



6 JARRAH COURT NARRE WARREN VIC 3805

 3  1  2

Sold Price **\$620,000** Sold Date **18-Aug-22**

Distance **0.81km**

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

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