

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

8 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,500

Property type

House

Suburb

Narre Warren

Period-from

01 Sep 2022

to

31 Aug 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

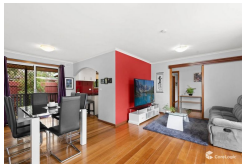
Date of sale

6 RANCH COURT NARRE WARREN VIC 3805	\$670,000	22-Mar-23
2 HOLLYDENE COURT NARRE WARREN VIC 3805	\$692,000	29-Jul-23
10 FORSYTH COURT NARRE WARREN VIC 3805	\$727,000	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.~~

This Statement of Information was prepared on: 20 September 2023



6 RANCH COURT NARRE WARREN VIC 3805

Sold Price

\$670,000

Sold Date

22-Mar-23



3



2



2

Distance

0.59km



2 HOLLYDENE COURT NARRE WARREN VIC 3805

Sold Price

^{RS} **\$692,000**

Sold Date

29-Jul-23



3



2



4

Distance

0.15km



10 FORSYTH COURT NARRE WARREN VIC 3805

Sold Price

\$727,000

Sold Date

17-Jul-23



3



2



2

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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