

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

35 FOUNTAIN 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2023

to

29 Feb 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

45 TINKS ROAD NARRE WARREN VIC 3805	\$720,000	05-Oct-23
52 MEADOW WOOD WALK NARRE WARREN VIC 3805	\$766,888	17-Aug-23
14 DENISE COURT NARRE WARREN VIC 3805	\$735,000	26-Sep-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: 22 March 2024

Crystal Lin
P 03 8578 5700
M 0425839535
E Crystal@yourexpertrealestate.com.au



**45 TINKS ROAD NARRE WARREN
VIC 3805**

Sold Price **\$720,000** Sold Date **05-Oct-23**

3 1 2

Distance **0.64km**



**52 MEADOW WOOD WALK NARRE
WARREN VIC 3805**

Sold Price **\$766,888** Sold Date **17-Aug-23**

3 1 2

Distance **0.91km**



**14 DENISE COURT NARRE
WARREN VIC 3805**

Sold Price **\$735,000** Sold Date **26-Sep-23**

3 1 4

Distance **1.65km**

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

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