

## HOUSE Offered for Sale

9 Delphin Court Narre Warren VIC 3805

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$610,000

## Median Sale Price

\$630,000 Houses in Narre warren between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

|                                                                                     |                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
|  | <b>34 Fleetwood Drive Narre Warren VIC 3805</b>                                                                                                                                                                                                                   | Sold Price | <b>\$630,000</b> | Sold Date | <b>04-Jul-18</b> |
|                                                                                     |  3  2  2 |            |                  | Distance  | <b>0.09km</b>    |
|  | <b>3 Balwyn Court Narre Warren VIC 3805</b>                                                                                                                                                                                                                       | Sold Price | <b>\$600,000</b> | Sold Date | <b>12-Jul-18</b> |
|                                                                                     |  3  2  2 |            |                  | Distance  | <b>0.39km</b>    |
|  | <b>3 Kew Court Narre Warren VIC 3805</b>                                                                                                                                                                                                                          | Sold Price | <b>\$625,000</b> | Sold Date | <b>04-Jun-18</b> |
|                                                                                     |  3  2  2 |            |                  | Distance  | <b>0.43km</b>    |

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