

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

5 WARREN CLOSE 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

\$530,000

&

\$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 May 2023

to

30 Apr 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

1/26-28 LANCASTER AVENUE NARRE WARREN VIC 3805	\$586,000	06-May-24
14 MERANTI CLOSE NARRE WARREN VIC 3805	\$580,000	03-May-24
12 MERANTI CLOSE NARRE WARREN VIC 3805	\$560,000	29-Apr-24

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: 29 May 2024

Angelia Williams
P 03 8764 6100
M 0423 567 703
E angeliaw@barryplant.com.au



**1/26-28 LANCASTER AVENUE
NARRE WARREN VIC 3805**

 3  1  1

Sold Price

^{RS} **\$586,000** Sold Date **06-May-24**

Distance **0.54km**



**14 MERANTI CLOSE NARRE
WARREN VIC 3805**

 2  2  1

Sold Price

^{RS} **\$580,000** Sold Date **03-May-24**

Distance **0.25km**



**12 MERANTI CLOSE NARRE
WARREN VIC 3805**

 2  1  1

Sold Price

^{RS} **\$560,000** Sold Date **29-Apr-24**

Distance **0.25km**

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

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