

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

4 KEW COURT 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Narre Warren

Period-from

01 Apr 2022

to

31 Mar 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

4 PELICAN COURT NARRE WARREN SOUTH VIC 3805	\$750,000	12-Dec-22
7 PIKE CLOSE NARRE WARREN SOUTH VIC 3805	\$765,000	27-Nov-22
17 CAMBERWELL DRIVE NARRE WARREN VIC 3805	\$720,000	17-Feb-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: 27 April 2023



**4 PELICAN COURT NARRE
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$750,000** Sold Date **12-Dec-22**

Distance **1.96km**



**7 PIKE CLOSE NARRE WARREN
SOUTH VIC 3805**

 4  2  2

Sold Price **\$765,000** Sold Date **27-Nov-22**

Distance **1.98km**



**17 CAMBERWELL DRIVE NARRE
WARREN VIC 3805**

 4  2  2

Sold Price ^{RS} **\$720,000** Sold Date **17-Feb-23**

Distance **0.19km**

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

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