

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

1 Karen Close Narre Warren South 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Dec 2020

to

30 Nov 2021

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 Swan Court Narre Warren South VIC 3805	\$620,567	01-Sep-21
11 Palm Way Narre Warren South VIC 3805	\$630,000	07-Aug-21
18 Culcairn Court Narre Warren South VIC 3805	\$605,000	06-Sep-21

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: 14 December 2021



**4 Swan Court Narre Warren South
VIC 3805**

3 1 2

Sold Price

\$620,567

Sold Date

01-Sep-21

Distance

0.59km



**11 Palm Way Narre Warren South
VIC 3805**

3 2 1

Sold Price

\$630,000

Sold Date

07-Aug-21

Distance

0.71km



**18 Culcairn Court Narre Warren
South VIC 3805**

3 2 1

Sold Price

\$605,000

Sold Date

06-Sep-21

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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