

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

6 NOBELIUS AVENUE 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

\$845,000

&

\$928,888

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,318

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2023

to

30 Sep 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

5 NOBELIUS AVENUE NARRE WARREN VIC 3805	\$900,000	08-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.

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kappa pugalandran
P 0424743812
M 0424743812
E kappa.pugalandran@little.com.au



**5 NOBELIUS AVENUE NARRE
WARREN VIC 3805**

3 1 2

Sold Price **\$900,000** Sold Date **08-Apr-24**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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