

## 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

2 ALEMA COURT NARRE WARREN SOUTH VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$792,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jun 2021

to

31 May 2022

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

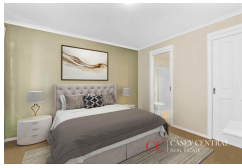
Date of sale

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 11 DAISY COURT NARRE WARREN SOUTH VIC 3805    | \$742,000 | 08-Apr-22 |
| 5 ABERCAIRN DRIVE NARRE WARREN SOUTH VIC 3805 | \$748,000 | 08-Mar-22 |
| 55 KERSHAW DRIVE NARRE WARREN SOUTH VIC 3805  | \$742,000 | 09-Mar-22 |

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: 16 June 2022



**11 DAISY COURT NARRE WARREN  
SOUTH VIC 3805**

 3  2  2

Sold Price

**\$742,000**

Sold Date

**08-Apr-22**

Distance

**0.33km**



**5 ABERCAIRN DRIVE NARRE  
WARREN SOUTH VIC 3805**

 3  2  2

Sold Price

**\$748,000**

Sold Date

**08-Mar-22**

Distance

**0.89km**



**55 KERSHAW DRIVE NARRE  
WARREN SOUTH VIC 3805**

 3  2  2

Sold Price

**\$742,000**

Sold Date

**09-Mar-22**

Distance

**1.37km**

RS = Recent sale

UN = Undisclosed Sale

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