

## 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

309 CENTRE ROAD NARRE WARREN SOUTH VIC 3805

### Indicative selling price

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

Single Price

or range  
between

\$640,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Dec 2021

to

30 Nov 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

8 GAREM GAM WYND NARRE WARREN SOUTH VIC 3805	\$665,000	01-Dec-22
7 NANA WALK NARRE WARREN SOUTH VIC 3805	\$700,000	21-Jul-22
18 KARRUM KARRUM COURT NARRE WARREN SOUTH VIC 3805	\$685,000	13-Nov-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: 06 December 2022


**8 GAREM GAM WYND NARRE WARREN SOUTH VIC 3805**

 4
  2
  2

Sold Price

<sup>RS</sup>
**\$665,000**

Sold Date

**01-Dec-22**

Distance

**1.71km**

**7 NANA WALK NARRE WARREN SOUTH VIC 3805**

 4
  2
  2

Sold Price

**\$700,000**

Sold Date

**21-Jul-22**

Distance

**1.78km**

**18 KARRUM KARRUM COURT NARRE WARREN SOUTH VIC 3805**

 4
  2
  3

Sold Price

<sup>RS</sup>
**\$685,000**

Sold Date

**13-Nov-22**

Distance

**1.79km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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