

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

17 TEAL COURT 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

\$830,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,250

Property type

House

Suburb

Narre Warren South

Period-from

01 Mar 2021

to

28 Feb 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

4 TEAL COURT NARRE WARREN SOUTH VIC 3805	\$764,000	08-Aug-21
18 CULCAIRN COURT NARRE WARREN SOUTH VIC 3805	\$605,000	06-Sep-21
3 TEAL COURT NARRE WARREN SOUTH VIC 3805	\$720,000	24-Dec-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.

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4 TEAL COURT NARRE WARREN SOUTH VIC 3805

4 2 4

Sold Price

\$764,000

Sold Date

08-Aug-21

Distance

0.13km



18 CULCAIRN COURT NARRE WARREN SOUTH VIC 3805

3 2 1

Sold Price

\$605,000

Sold Date

06-Sep-21

Distance

0.19km



3 TEAL COURT NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price

\$720,000

Sold Date

24-Dec-21

Distance

0.15km



23 HAYDN PLACE NARRE WARREN SOUTH VIC 3805

2 2 2

Sold Price

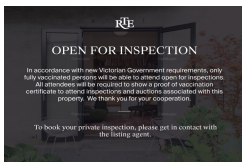
\$712,700

Sold Date

17-Sep-21

Distance

-



1 TEAL COURT NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price

\$724,000

Sold Date

13-Nov-21

Distance

0.18km



21 GULL WAY NARRE WARREN SOUTH VIC 3805

5 3 2

Sold Price

\$760,000

Sold Date

31-Jul-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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