

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

13 KNOTWOOD STREET 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2024

to

28 Feb 2025

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

113 BILLY BUTTONS DRIVE NARRE WARREN VIC 3805	\$648,000	01-Feb-25
4A SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	\$665,000	16-Oct-24
25 VISION DRIVE HAMPTON PARK VIC 3976	\$661,000	21-Mar-25

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: 24 March 2025



113 BILLY BUTTONS DRIVE NARRE WARREN VIC 3805

3 2 2

Sold Price

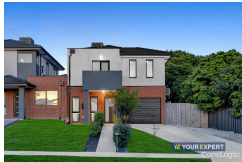
\$648,000

Sold Date

01-Feb-25

Distance

0.14km



4A SYLVANWOOD CRESCENT NARRE WARREN VIC 3805

3 2 2

Sold Price

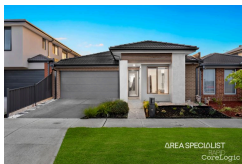
\$665,000

Sold Date

16-Oct-24

Distance

1.43km



25 VISION DRIVE HAMPTON PARK VIC 3976

3 2 2

Sold Price

^{RS} **\$661,000**

Sold Date

21-Mar-25

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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