

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

1 KILMARTIN PLACE 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

\$680,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jan 2023

to

31 Dec 2023

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

9 LANGBOURNE DRIVE NARRE WARREN SOUTH VIC 3805	\$710,000	04-Dec-23
4 AMHURST DRIVE NARRE WARREN SOUTH VIC 3805	\$720,000	01-Oct-23
2 PENROSE DRIVE NARRE WARREN SOUTH VIC 3805	\$725,000	01-Aug-23

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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**9 LANGBOURNE DRIVE NARRE
WARREN SOUTH VIC 3805**

 3  2  1

Sold Price

^{RS} **\$710,000** Sold Date **04-Dec-23**

Distance **2.35km**



**4 AMHURST DRIVE NARRE
WARREN SOUTH VIC 3805**

 3  2  2

Sold Price

^{RS} **\$720,000** Sold Date **01-Oct-23**

Distance **1.14km**



**2 PENROSE DRIVE NARRE
WARREN SOUTH VIC 3805**

 3  2  2

Sold Price

\$725,000 Sold Date **01-Aug-23**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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