

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

11 ENGLAND WALK 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

\$645,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,500

Property type

House

Suburb

Narre Warren South

Period-from

01 Dec 2023

to

30 Nov 2024

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

81 LANGBOURNE DRIVE NARRE WARREN SOUTH VIC 3805

\$660,000

19-Nov-24

7 KAREN CLOSE NARRE WARREN SOUTH VIC 3805

\$685,600

08-Sep-24

147 COURTENAY AVENUE CRANBOURNE NORTH VIC 3977

\$700,111

27-Aug-24

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: 03 December 2024

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

3 1 2

Sold Price

^{RS} **\$660,000** Sold Date **19-Nov-24**

Distance **1.07km**



**7 KAREN CLOSE NARRE WARREN
SOUTH VIC 3805**

3 1 -

Sold Price

\$685,600 Sold Date **08-Sep-24**

Distance **2.29km**



**147 COURTENAY AVENUE
CRANBOURNE NORTH VIC 3977**

3 1 2

Sold Price

\$700,111 Sold Date **27-Aug-24**

Distance **2.7km**

RS = Recent sale **UN** = Undisclosed Sale

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