

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 OPAL COURT 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

Suburb

Narre Warren

Period-from

01 Apr 2024

to

31 Mar 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

11 AMBER CRESCENT NARRE WARREN VIC 3805	\$732,000	22-Feb-25
4 GARNET CLOSE NARRE WARREN VIC 3805	\$705,000	18-Oct-24
21 CLOVERSET AVENUE NARRE WARREN VIC 3805	\$708,000	02-Apr-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.~~

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Todd McKenna

M +61418391182

E todd.m@neilsonpartners.com.au



**11 AMBER CRESCENT NARRE
WARREN VIC 3805**

3 1 2

Sold Price

^{RS} **\$732,000** Sold Date **22-Feb-25**

Distance **0.16km**



**4 GARNET CLOSE NARRE
WARREN VIC 3805**

3 1 2

Sold Price

\$705,000 Sold Date **18-Oct-24**

Distance **0.18km**



**21 CLOVERSET AVENUE NARRE
WARREN VIC 3805**

3 1 2

Sold Price

^{RS} **\$708,000** Sold Date **02-Apr-25**

Distance **2.21km**

RS = Recent sale

UN = Undisclosed Sale

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