

## 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 WARREN CLOSE NARRE WARREN VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 3/98 SWEENEY DRIVE NARRE WARREN VIC 3805   | \$520,000 | 16-Jan-25 |
| 2/8 LANCASTER AVENUE NARRE WARREN VIC 3805 | \$500,000 | 14-Jan-25 |
| 29 LLANO CIRCUIT BERWICK VIC 3806          | \$530,000 | 21-Feb-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: 11 March 2025

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### 3/98 SWEENEY DRIVE NARRE WARREN VIC 3805

 2  1  1

Sold Price **\$520,000** Sold Date **16-Jan-25**

Distance **0.45km**

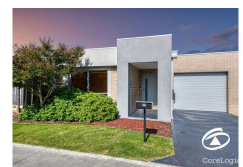


### 2/8 LANCASTER AVENUE NARRE WARREN VIC 3805

 2  1  1

Sold Price **\$500,000** Sold Date **14-Jan-25**

Distance **0.63km**



### 29 LLANO CIRCUIT BERWICK VIC 3806

 2  1  1

Sold Price <sup>RS</sup> **\$530,000** Sold Date **21-Feb-25**

Distance **1.46km**

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

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