

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

19/95 PROSPECT HILL ROAD 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 May 2024

to

30 Apr 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

24/7-9 DENISE COURT NARRE WARREN VIC 3805	\$480,000	02-May-24
1/6 BLACKWOOD DRIVE NARRE WARREN VIC 3805	\$480,000	22-Dec-24
9/14-20 SHRIVES ROAD NARRE WARREN VIC 3805	\$450,000	01-Mar-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: 07 May 2025



**24/7-9 DENISE COURT NARRE
WARREN VIC 3805**

 2  1  1

Sold Price

\$480,000

Sold Date **02-May-24**

Distance

0.31km



**1/6 BLACKWOOD DRIVE NARRE
WARREN VIC 3805**

 2  1  1

Sold Price

Sold Date **22-Dec-24**

Distance

0.73km



**9/14-20 SHRIVES ROAD NARRE
WARREN VIC 3805**

 2  1  1

Sold Price

\$450,000

Sold Date **01-Mar-24**

Distance

2.08km

RS = Recent sale

UN = Undisclosed Sale

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