

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

2 ELIZABETH 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

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

1 CATHIE COURT NARRE WARREN VIC 3805	\$685,500	29-Oct-24
2 TREWIN COURT NARRE WARREN VIC 3805	\$720,000	14-Dec-24
3 ELIZABETH COURT NARRE WARREN VIC 3805	\$666,000	05-Oct-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: 25 March 2025

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**1 CATHIE COURT NARRE WARREN
VIC 3805**

Sold Price

RS

\$685,500

Sold Date

29-Oct-24


3



2



2

Distance

0.15km

**2 TREWIN COURT NARRE
WARREN VIC 3805**

Sold Price

\$720,000

Sold Date

14-Dec-24


4



2



2

Distance

0.54km

**3 ELIZABETH COURT NARRE
WARREN VIC 3805**

Sold Price

\$666,000

Sold Date

05-Oct-24


3



1



-

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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