

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 MIRIAM CLOSE 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

\$800,000

&

\$860,000

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

2 TUCK COURT NARRE WARREN VIC 3805	\$820,000	07-Mar-25
49 BARONDI AVENUE NARRE WARREN VIC 3805	\$882,000	04-Mar-25
15 GEOFFREY COURT NARRE WARREN VIC 3805	\$845,000	31-Mar-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: 29 April 2025



2 TUCK COURT NARRE WARREN VIC 3805

4 2 2

Sold Price ^{RS} **\$820,000** ^{UN} Sold Date **07-Mar-25**

Distance **0.37km**



49 BARONDI AVENUE NARRE WARREN VIC 3805

4 2 2

Sold Price ^{RS} **\$882,000** Sold Date **04-Mar-25**

Distance **0.45km**



15 GEOFFREY COURT NARRE WARREN VIC 3805

4 2 4

Sold Price ^{RS} **\$845,000** Sold Date **31-Mar-25**

Distance **0.73km**

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

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