

## 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 WAGTAIL COURT NARRE WARREN VIC 3805

### Indicative selling price

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

Single Price

or range  
between

\$870,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$818,500

Property type

Land

Suburb

Narre Warren

Period-from

01 Feb 2024

to

31 Jan 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

7 ELLA COURT NARRE WARREN VIC 3805	\$880,000	17-Oct-24
10 HANSEN COURT NARRE WARREN VIC 3805	\$910,000	13-Nov-24
2 INGLETON COURT NARRE WARREN VIC 3805	\$865,000	07-Dec-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: 11 February 2025



## 7 ELLA COURT NARRE WARREN VIC 3805

5 2 2

Sold Price **\$880,000** Sold Date **17-Oct-24**

Distance **0.97km**



## 10 HANSEN COURT NARRE WARREN VIC 3805

4 2 2

Sold Price **\$910,000** Sold Date **13-Nov-24**

Distance **1.09km**



## 2 INGLETON COURT NARRE WARREN VIC 3805

4 2 1

Sold Price **\$865,000** Sold Date **07-Dec-24**

Distance **1.36km**

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

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