

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

27 KENDALL DRIVE 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

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 CLIFF COURT NARRE WARREN VIC 3805	\$851,000	09-Sep-25
1 EVELYN COURT NARRE WARREN VIC 3805	\$857,000	17-Jun-25
5 MICA COURT NARRE WARREN VIC 3805	\$900,000	05-Sep-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.~~

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Francesca Nigro
P 03 874 6100
M 0426 787 339
E fnigro@barryplant.com.au



2 CLIFF COURT NARRE WARREN VIC 3805

Sold Price

^{RS} **\$851,000** Sold Date **09-Sep-25**

 3  2  2

Distance **0.13km**



1 EVELYN COURT NARRE WARREN VIC 3805

Sold Price

\$857,000 Sold Date **17-Jun-25**

 3  2  1

Distance **0.59km**



5 MICA COURT NARRE WARREN VIC 3805

Sold Price

^{RS} **\$900,000** Sold Date **05-Sep-25**

 3  2  2

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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