

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

3 ESTELLA 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Narre Warren

Period-from

01 Sep 2024

to

31 Aug 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

3 PIRRA PLACE NARRE WARREN VIC 3805	\$700,000	24-May-25
12 PIRRA PLACE NARRE WARREN VIC 3805	\$756,400	01-Jul-25
76 WINTERSUN ROAD BERWICK VIC 3806	\$760,000	15-Jul-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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Zuleika Barnes
P 03 8905 2699
M 0401 601 930
E zbarnes@barryplant.com.au



3 PIRRA PLACE NARRE WARREN VIC 3805

 3  2  2

Sold Price **\$700,000** Sold Date **24-May-25**

Distance **0.65km**



12 PIRRA PLACE NARRE WARREN VIC 3805

 3  2  2

Sold Price **\$756,400** Sold Date **01-Jul-25**

Distance **0.67km**



76 WINTERSUN ROAD BERWICK VIC 3806

 3  2  1

Sold Price **\$760,000** Sold Date **15-Jul-25**

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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