

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 LLOYD AVENUE 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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jul 2024

to

30 Jun 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

8 WAUCHOPE AVENUE NARRE WARREN VIC 3805	\$740,000	03-Mar-25
3 STEWART AVENUE NARRE WARREN VIC 3805	\$768,000	26-Mar-25
9 SWEENEY DRIVE NARRE WARREN VIC 3805	\$780,000	05-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: 01 July 2025



**8 WAUCHOPE AVENUE NARRE
WARREN VIC 3805**

 3  1  1

Sold Price **\$740,000** Sold Date **03-Mar-25**

Distance **0.08km**



**3 STEWART AVENUE NARRE
WARREN VIC 3805**

 3  1  2

Sold Price **\$768,000** Sold Date **26-Mar-25**

Distance **0.23km**



**9 SWEENEY DRIVE NARRE
WARREN VIC 3805**

 3  1  2

Sold Price **\$780,000** Sold Date **05-Mar-25**

Distance **0.28km**

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

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