

## 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

310 PRINCES HIGHWAY 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

\$675,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Narre Warren

Period-from

01 May 2024

to

30 Apr 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

9 PRAIRIE COURT NARRE WARREN VIC 3805	\$725,000	09-Feb-25
7 PARKLEA CLOSE NARRE WARREN VIC 3805	\$725,000	15-Jan-25
21 CLOVERSET AVENUE NARRE WARREN VIC 3805	\$703,200	02-Apr-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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**9 PRAIRIE COURT NARRE  
WARREN VIC 3805**

 3  1  2

Sold Price **\$725,000** Sold Date **09-Feb-25**

Distance **0.69km**

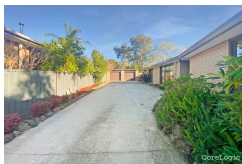


**7 PARKLEA CLOSE NARRE  
WARREN VIC 3805**

 3  1  2

Sold Price Sold Date **15-Jan-25**

Distance **1.73km**



**21 CLOVERSET AVENUE NARRE  
WARREN VIC 3805**

 3  1  2

Sold Price **\$703,200** Sold Date **02-Apr-25**

Distance **0.84km**

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

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