

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

4 FACEY 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

\$665,000

&

\$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

7 PARKLEA CLOSE NARRE WARREN VIC 3805	\$725,000	15-Jan-25
29 MURDOCH AVENUE NARRE WARREN VIC 3805	\$724,000	05-Feb-25
9 PRAIRIE COURT NARRE WARREN VIC 3805	\$725,000	09-Feb-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: 22 May 2025

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**7 PARKLEA CLOSE NARRE
WARREN VIC 3805**

 3  1  2

Sold Price **\$725,000** Sold Date **15-Jan-25**

Distance **0.22km**



**29 MURDOCH AVENUE NARRE
WARREN VIC 3805**

 3  1  -

Sold Price **\$724,000** Sold Date **05-Feb-25**

Distance **0.7km**



**9 PRAIRIE COURT NARRE
WARREN VIC 3805**

 3  1  2

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

Distance **1.5km**

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

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