

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4 Formosa Court Narre Warren, 3805
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$600,000 & \$660,000
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Median sale price

Median price	\$690,000	Property Type	HOUSE	Suburb	NARRE WARREN
Period - From	02-Aug-2022	to	01-Aug-2023	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	22 Cloverset Avenue, Narre Warren, Vic 3805	\$646,000	23-Jun-2023
2	47 Saxonwood Drive, Narre Warren, Vic 3805	\$650,000	05-Jun-2023
3	41 Upton Crescent, Narre Warren, Vic 3805	\$667,000	28-Jun-2023

This statement of information was prepared on 02-Aug-2023 at 4:17:22 PM EST