

## 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

53 FLEETWOOD DRIVE 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2024

to

31 May 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 COSTATA COURT NARRE WARREN VIC 3805	\$670,000	10-Apr-25
1 GREENMOUNT CLOSE NARRE WARREN VIC 3805	\$667,000	15-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.

This Statement of Information was prepared on: 13 June 2025

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**8 COSTATA COURT NARRE  
WARREN VIC 3805**
 3    1    2

Sold Price

**\$670,000**

Sold Date

**10-Apr-25**

Distance

**0.84km**

**1 GREENMOUNT CLOSE NARRE  
WARREN VIC 3805**
 3    1    -

Sold Price

**\$667,000**

Sold Date

**15-Apr-25**

Distance

**3.71km**

RS = Recent sale

UN = Undisclosed Sale

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