

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

6 BOOMERANG COURT NARRE WARREN SOUTH 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

\$630,000

&

\$683,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jan 2023

to

31 Dec 2023

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 FINBAR COURT NARRE WARREN SOUTH VIC 3805	\$662,000	05-Sep-23
19 PALM WAY NARRE WARREN SOUTH VIC 3805	\$675,000	19-Oct-23
8 CRABILL WALK NARRE WARREN SOUTH VIC 3805	\$680,000	26-Aug-23

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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8 FINBAR COURT NARRE WARREN SOUTH VIC 3805 Sold Price **\$662,000** Sold Date **05-Sep-23**

 3  2  2

Distance **1.87km**



19 PALM WAY NARRE WARREN SOUTH VIC 3805 Sold Price ^{RS} **\$675,000** Sold Date **19-Oct-23**

 3  2  2

Distance **1.97km**



8 CRABILL WALK NARRE WARREN SOUTH VIC 3805 Sold Price **\$680,000** Sold Date **26-Aug-23**

 3  2  2

Distance **0.91km**

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

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