

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

7 PADSTOW 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jan 2024

to

31 Dec 2024

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

5 WATTLE GROVE NARRE WARREN SOUTH VIC 3805	\$820,000	10-Sep-24
5 BANCROFT AVENUE NARRE WARREN SOUTH VIC 3805	\$850,500	16-Nov-24
109 ROBINSWOOD PARADE NARRE WARREN SOUTH VIC 3805	\$800,000	13-Dec-24

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: 16 January 2025

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5 WATTLE GROVE NARRE WARREN SOUTH VIC 3805

 4  2  -

Sold Price **\$820,000** Sold Date **10-Sep-24**

Distance **0.27km**



5 BANCROFT AVENUE NARRE WARREN SOUTH VIC 3805

 3  2  2

Sold Price **\$850,500** Sold Date **16-Nov-24**

Distance **0.35km**



109 ROBINSWOOD PARADE NARRE WARREN SOUTH VIC 3805

 4  2  2

Sold Price ^{RS} **\$800,000** Sold Date **13-Dec-24**

Distance **0.49km**

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

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