

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 TUCK 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

\$780,000

&

\$850,000

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

2 PEVERIL COURT NARRE WARREN VIC 3805	\$850,000	29-Apr-25
3 CLAIRE COURT NARRE WARREN VIC 3805	\$856,100	21-May-25
11 VAN COURT NARRE WARREN VIC 3805	\$855,000	21-May-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.

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2 PEVERIL COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price **\$850,000** Sold Date **29-Apr-25**

Distance **0.69km**



3 CLAIRE COURT NARRE WARREN VIC 3805

 3  2  2

Sold Price ^{RS} **\$856,100** Sold Date **21-May-25**

Distance **0.4km**



11 VAN COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price ^{RS} **\$855,000** Sold Date **21-May-25**

Distance **0.34km**

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

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