

## 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

71 BILLY BUTTONS 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Mar 2024

to

28 Feb 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

21 BILLY BUTTONS DRIVE NARRE WARREN VIC 3805	\$680,000	24-Jan-25
45 BILLY BUTTONS DRIVE NARRE WARREN VIC 3805	\$670,000	10-Sep-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: 20 March 2025

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**21 BILLY BUTTONS DRIVE NARRE WARREN VIC 3805**

Sold Price

**\$680,000**

Sold Date

**24-Jan-25**


3



3



1

Distance

**0.2km**

**45 BILLY BUTTONS DRIVE NARRE WARREN VIC 3805**

Sold Price

**\$670,000**

Sold Date

**10-Sep-24**


3



3



1

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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