

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

8 AMBER CRESCENT 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Narre Warren

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

29 ELLENVALE DRIVE NARRE WARREN VIC 3805	\$832,000	06-Dec-24
103 AMBER CRESCENT NARRE WARREN VIC 3805	\$750,000	18-Aug-24
5 ARISTOTLE COURT NARRE WARREN VIC 3805	\$780,000	04-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.

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Angelia Williams
P 03 8905 2699
M 0423 567 703
E angeliaw@barryplant.com.au



**29 ELLENVALE DRIVE NARRE
WARREN VIC 3805**

 3  2  2

Sold Price

^{RS}

\$832,000

Sold Date **06-Dec-24**

Distance **0.2km**



**103 AMBER CRESCENT NARRE
WARREN VIC 3805**

 4  2  2

Sold Price

\$750,000

Sold Date **18-Aug-24**

Distance **0.34km**



**5 ARISTOTLE COURT NARRE
WARREN VIC 3805**

 3  2  2

Sold Price

\$780,000

Sold Date **04-Dec-24**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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