

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 KAREN CLOSE 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

\$629,000

&

\$669,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Narre Warren South

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

6 CARLY CLOSE NARRE WARREN SOUTH VIC 3805	\$695,000	05-Feb-25
11 BOWMAN CLOSE NARRE WARREN SOUTH VIC 3805	\$640,000	14-Jan-25
100 HAROLD KEYS DRIVE NARRE WARREN SOUTH VIC 3805	\$698,500	04-Feb-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.~~

This Statement of Information was prepared on: 23 March 2025



6 CARLY CLOSE NARRE WARREN SOUTH VIC 3805

 3  1  3

Sold Price

\$695,000

Sold Date

05-Feb-25

Distance

0.09km



11 BOWMAN CLOSE NARRE WARREN SOUTH VIC 3805

 3  2  2

Sold Price

\$640,000

Sold Date

14-Jan-25

Distance

0.71km



100 HAROLD KEYS DRIVE NARRE WARREN SOUTH VIC 3805

 3  1  3

Sold Price

\$698,500

Sold Date

04-Feb-25

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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