

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 WALLINGFORD PLACE 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

\$710,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,500

Property type

House

Suburb

Narre Warren South

Period-from

01 Jul 2024

to

30 Jun 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

12 EASTERN PARK SQUARE NARRE WARREN SOUTH VIC 3805	\$740,000	14-Apr-25
12 SABEL DRIVE CRANBOURNE NORTH VIC 3977	\$760,000	11-Jun-25
2 HORSEMAN COURT NARRE WARREN SOUTH VIC 3805	\$730,000	16-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.~~

This Statement of Information was prepared on: 01 July 2025

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12 EASTERN PARK SQUARE NARRE WARREN SOUTH VIC 3805

Sold Price

\$740,000

Sold Date

14-Apr-25

3

2

2

Distance

1.28km

12 SABEL DRIVE CRANBOURNE NORTH VIC 3977

Sold Price

^{RS} **\$760,000**

Sold Date

11-Jun-25

3

2

2

Distance

0.52km

2 HORSEMAN COURT NARRE WARREN SOUTH VIC 3805

Sold Price

^{RS} **\$730,000**

Sold Date

16-May-25

3

2

1

Distance

1.98km
RS = Recent sale

UN = Undisclosed Sale

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