

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

85 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

Suburb

Narre Warren

Period-from

01 Apr 2024

to

31 Mar 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

5 TREWIN COURT NARRE WARREN VIC 3805	\$950,000	09-Dec-24
41 BARONDI AVENUE NARRE WARREN VIC 3805	\$1,020,000	09-Apr-25
18 RUFUS COURT NARRE WARREN VIC 3805	\$1,030,000	06-Mar-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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5 TREWIN COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price **\$950,000** Sold Date **09-Dec-24**

Distance **0.82km**



41 BARONDI AVENUE NARRE WARREN VIC 3805

 5  3  2

Sold Price ^{RS} **\$1,020,000** Sold Date **09-Apr-25**

Distance **1.34km**



18 RUFUS COURT NARRE WARREN VIC 3805

 5  2  2

Sold Price ^{RS} **\$1,030,000** Sold Date **06-Mar-25**

Distance **1.81km**

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

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