

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

9 ST JAMES COURT 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

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

8 WAUCHOPE AVENUE NARRE WARREN VIC 3805	\$740,000	16-Feb-25
3 WILLOW COURT NARRE WARREN VIC 3805	\$710,300	03-Dec-24
17 BRADLEY TERRACE NARRE WARREN VIC 3805	\$705,000	14-Jan-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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8 WAUCHOPE AVENUE NARRE WARREN VIC 3805

 3  1  1

Sold Price

^{RS} **\$740,000** Sold Date **16-Feb-25**

Distance **0.78km**



3 WILLOW COURT NARRE WARREN VIC 3805

 3  1  2

Sold Price

\$710,300 Sold Date **03-Dec-24**

Distance **1.13km**



17 BRADLEY TERRACE NARRE WARREN VIC 3805

 3  1  4

Sold Price

\$705,000 Sold Date **14-Jan-25**

Distance **0.51km**

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

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