

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 WITTENBERG 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

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Narre Warren

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

9 FOUNTAIN DRIVE NARRE WARREN VIC 3805	\$870,000	26-May-25
3 SWEET GUM AVENUE NARRE WARREN VIC 3805	\$861,000	10-Feb-24
19 CLARINDA DRIVE NARRE WARREN VIC 3805	\$851,000	28-Jun-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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**9 FOUNTAIN DRIVE NARRE
WARREN VIC 3805**

5 2 2

Sold Price ^{RS} **\$870,000** Sold Date **26-May-25**

Distance **0.64km**



**3 SWEET GUM AVENUE NARRE
WARREN VIC 3805**

4 2 2

Sold Price **\$861,000** Sold Date **10-Feb-24**

Distance **0.77km**



**19 CLARINDA DRIVE NARRE
WARREN VIC 3805**

4 2 2

Sold Price ^{RS} **\$851,000** Sold Date **28-Jun-25**

Distance **2.64km**

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

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