

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

2/26-28 LANCASTER AVENUE 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jun 2024

to

31 May 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

1/114 FLEETWOOD DRIVE NARRE WARREN VIC 3805	\$580,000	04-Jun-25

OR

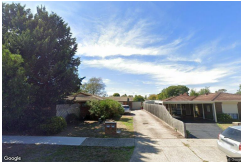
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 12 June 2025

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**1/114 FLEETWOOD DRIVE NARRE
WARREN VIC 3805** 3  1  1

Sold Price

^{RS} **\$580,000** Sold Date **04-Jun-25**

Distance

1.75km**RS** = Recent sale**UN** = Undisclosed Sale

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