

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

1/7-9 DENISE 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

\$490,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

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

1/3 EATON PLACE NARRE WARREN VIC 3805	\$525,000	07-Feb-25
1/34 VICTORIA ROAD NARRE WARREN VIC 3805	\$498,000	12-Apr-25
31B GARNET CLOSE NARRE WARREN VIC 3805	\$550,000	23-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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**1/3 EATON PLACE NARRE
WARREN VIC 3805**

 2  1  1

Sold Price **\$525,000** Sold Date **07-Feb-25**

Distance **1.92km**



**1/34 VICTORIA ROAD NARRE
WARREN VIC 3805**

 2  1  1

Sold Price **\$498,000** Sold Date **12-Apr-25**

Distance **1.25km**



**31B GARNET CLOSE NARRE
WARREN VIC 3805**

 2  1  1

Sold Price **\$550,000** Sold Date **23-Jan-25**

Distance **1.17km**

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

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