

## 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

6 CLARRISA COURT NARRE WARREN VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$795,000

&

\$855,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

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 HAMPTON CLOSE NARRE WARREN VIC 3805	\$820,000	10-Feb-25
112 KURRAJONG ROAD NARRE WARREN VIC 3805	\$823,000	09-May-25
16 PIRRA PLACE NARRE WARREN VIC 3805	\$802,000	06-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: 29 June 2025



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**1 HAMPTON CLOSE NARRE  
WARREN VIC 3805**

3 2 2

Sold Price **\$820,000** Sold Date **10-Feb-25**

Distance **0.23km**



**112 KURRAJONG ROAD NARRE  
WARREN VIC 3805**

3 2 2

Sold Price <sup>RS</sup> **\$823,000** Sold Date **09-May-25**

Distance **0.65km**



**16 PIRRA PLACE NARRE WARREN  
VIC 3805**

3 2 2

Sold Price <sup>RS</sup> **\$802,000** Sold Date **06-Jun-25**

Distance **0.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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