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 ROCHELLE COURT NARRE WARREN SOUTH 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	$827,500	Property type	House	Suburb	Narre Warren South
Period-from	01 Nov 2023	to	31 Oct 2024	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
6 FINBAR COURT NARRE WARREN SOUTH VIC 3805	$715,000	12-Oct-24
68 LAKE VIEW DRIVE NARRE WARREN SOUTH VIC 3805	$750,000	08-Nov-24
26 ERNEST CRESCENT NARRE WARREN SOUTH VIC 3805	$734,000	29-May-24

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: 25 November 2024

OBrien Real Estate

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6 FINBAR COURT NARRE WARREN SOUTH VIC 3805

3 2 2

Sold Price RS $715,000 UN

Sold Date 12-Oct-24

Distance 0.2km



68 LAKE VIEW DRIVE NARRE WARREN SOUTH VIC 3805

3 2 4

Sold Price RS $750,000

Sold Date 08-Nov-24

Distance 0.45km



26 ERNEST CRESCENT NARRE WARREN SOUTH VIC 3805

3 2 2

Sold Price $734,000

Sold Date 29-May-24

Distance 0.92km

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

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