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 ANTONIETTA PLACE 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	$745,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	House	Suburb	Narre Warren
Period-from	01 Jul 2022	to	30 Jun 2023	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
4 SHINE COURT NARRE WARREN VIC 3805	$770,000	08-Mar-23
3 FACEY COURT NARRE WARREN VIC 3805	$791,000	13-May-23
5 DANIEL COURT NARRE WARREN VIC 3805	$780,000	10-May-23

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 July 2023

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4 SHINE COURT NARRE WARREN VIC 3805

3 2 2

Sold Price **$770,000** Sold Date **08-Mar-23**

Distance **0.77km**



3 FACEY COURT NARRE WARREN VIC 3805

3 2 2

Sold Price RS **$791,000** Sold Date **13-May-23**

Distance **1.1km**



5 DANIEL COURT NARRE WARREN VIC 3805

3 2 2

Sold Price RS **$780,000** Sold Date **10-May-23**

Distance **0.99km**

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

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