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	3/40-50 VICTORIA ROAD 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	$590,000	&	$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$565,000	Property type	Unit	Suburb	Narre Warren
Period-from	01 Feb 2024	to	31 Jan 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
7/40-50 VICTORIA ROAD NARRE WARREN VIC 3805	$599,999	17-Jan-25
1/2 JADE COURT NARRE WARREN VIC 3805	$616,000	28-Aug-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: 06 February 2025

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7/40-50 VICTORIA ROAD NARRE WARREN VIC 3805

2 1 2

Sold Price RS $599,999 Sold Date 17-Jan-25

Distance 0.06km



1/2 JADE COURT NARRE WARREN VIC 3805

2 1 1

Sold Price $616,000 Sold Date 28-Aug-24

Distance 1.53km

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

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