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 WAVERLEY CLOSE 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	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	House	Suburb	Narre Warren
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
2 BALWYN COURT NARRE WARREN VIC 3805	$725,000	21-Oct-24
10 BRADLEY TERRACE NARRE WARREN VIC 3805	$725,000	10-Sep-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: 08 November 2024

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2 BALWYN COURT NARRE WARREN VIC 3805

3 1 -

Sold Price RS **$725,000** UN

Sold Date **21-Oct-24**

Distance **0.22km**



10 BRADLEY TERRACE NARRE WARREN VIC 3805

3 1 1

Sold Price RS **$725,000**

Sold Date **10-Sep-24**

Distance **0.54km**

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

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