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	77 BILLY BUTTONS DRIVE 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	House	Suburb	Narre Warren
Period-from	01 Dec 2023	to	30 Nov 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
12 KNOTWOOD STREET NARRE WARREN VIC 3805	$632,000	25-Jul-24
66 CRICKLEWOOD CIRCUIT NARRE WARREN VIC 3805	$660,000	28-Aug-24
139 BILLY BUTTONS DRIVE NARRE WARREN VIC 3805	$600,000	23-Jun-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 December 2024

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12 KNOTWOOD STREET NARRE WARREN VIC 3805

3 2 -

Sold Price **$632,000** Sold Date **25-Jul-24**

Distance **0.1km**



66 CRICKLEWOOD CIRCUIT NARRE WARREN VIC 3805

4 3 1

Sold Price **$660,000** Sold Date **28-Aug-24**

Distance **0.12km**



139 BILLY BUTTONS DRIVE NARRE WARREN VIC 3805

4 3 4

Sold Price **$600,000** Sold Date **23-Jun-24**

Distance **0.34km**



149 BILLY BUTTONS DRIVE NARRE WARREN VIC 3805

4 3 2

Sold Price RS **$650,000** UN Sold Date **07-Nov-24**

Distance **0.39km**

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

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