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	158 MARAMBA 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	$699,000	&	$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	house	Suburb	Narre Warren
Period-from	01 Aug 2023	to	31 Jul 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
13/9 CARLY CLOSE NARRE WARREN SOUTH VIC 3805	$648,389	28-May-24
1/40 KIRKWOOD CRESCENT HAMPTON PARK VIC 3976	$640,000	22-Feb-24
1 TILBAVALE CLOSE HALLAM VIC 3803	$715,000	09-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: 16 August 2024

CONSUMER AFFAIRS VICTORIA

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13/9 CARLY CLOSE NARRE WARREN SOUTH VIC 3805

3 2 2

Sold Price RS **$648,389** Sold Date **28-May-24**

Distance **4.6km**



1/40 KIRKWOOD CRESCENT HAMPTON PARK VIC 3976

3 2 2

Sold Price **$640,000** Sold Date **22-Feb-24**

Distance **4.5km**



1 TILBAVALE CLOSE HALLAM VIC 3803

3 2 2

Sold Price RS **$715,000** Sold Date **09-May-24**

Distance **2.11km**

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

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