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	1 Adele Close, Narre Warren Vic 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$815,700

Median sale price

Median price	$759,000	Property Type	House	Suburb	Narre Warren
Period - From	01/04/2024	to	30/06/2024	Source	REIV

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 six 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
1	6 Franleigh Dr NARRE WARREN 3805	$785,105	21/09/2024
2	21 Emily Dr NARRE WARREN 3805	$796,000	21/09/2024
3	8 Pamela Ct NARRE WARREN 3805	$775,800	03/07/2024

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 six months.~~

This Statement of Information was prepared on: 07/10/2024 13:32

1 Adele Close, Narre Warren Vic 3805

Brian Pan
8849 8088
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5 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$815,700
Median House Price
June quarter 2024: $759,000

Comparable Properties



6 Franleigh Dr NARRE WARREN 3805 (REI)

6 2 3

Price: $785,105
Method: Private Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments



21 Emily Dr NARRE WARREN 3805 (REI)

5 2 2

Price: $796,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 657 sqm approx

Agent Comments



8 Pamela Ct NARRE WARREN 3805 (REI/VG)

5 2 2

Price: $775,800
Method: Private Sale
Date: 03/07/2024
Property Type: House
Land Size: 670 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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