

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

4 KINGLY PLACE 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,500

Property type

House

Suburb

Narre Warren

Period-from

01 Nov 2022

to

31 Oct 2023

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

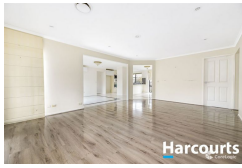
Date of sale

9 LABASSA COURT NARRE WARREN VIC 3805	\$805,000	22-May-23
13 PIRRA PLACE NARRE WARREN VIC 3805	\$845,000	23-Aug-23
14 QUARTZ PLACE NARRE WARREN NORTH VIC 3804	\$830,000	18-Jul-23

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: 12 November 2023



9 LABASSA COURT NARRE WARREN VIC 3805

 5  2  2

Sold Price **\$805,000** Sold Date **22-May-23**

Distance **0.81km**



13 PIRRA PLACE NARRE WARREN VIC 3805

 4  2  2

Sold Price ^{RS} **\$845,000** Sold Date **23-Aug-23**

Distance **0.46km**



14 QUARTZ PLACE NARRE WARREN NORTH VIC 3804

 4  2  2

Sold Price **\$830,000** Sold Date **18-Jul-23**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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