

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

6/302 GOLF LINKS ROAD 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

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

| | | |
|---|-----------|-----------|
| 302 GOLF LINKS ROAD NARRE WARREN VIC 3805 | \$420,000 | 09-Mar-24 |
| 3/302 GOLF LINKS ROAD NARRE WARREN VIC 3805 | \$421,000 | 15-May-24 |
| 12 WARREN CLOSE NARRE WARREN VIC 3805 | \$428,000 | 17-Apr-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: 21 August 2024

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**302 GOLF LINKS ROAD NARRE
WARREN VIC 3805**

2 1 1

Sold Price

^{RS}

\$420,000

Sold Date

09-Mar-24

Distance

0km



**3/302 GOLF LINKS ROAD NARRE
WARREN VIC 3805**

2 1 1

Sold Price

\$421,000

Sold Date

15-May-24

Distance

0km



**12 WARREN CLOSE NARRE
WARREN VIC 3805**

2 1 1

Sold Price

\$428,000

Sold Date

17-Apr-23

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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