

# 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 3 Manna Gum Court, Narre Warren, VIC-3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$649,000 & \$689,000

### Median sale price

Median price \$752,434 Property type House Suburb Narre Warren

Period - From Feb 2024 to Feb 2024 Source RP Data – Core Logic

### Comparable property sales

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. 49 Fleetwood Drive, Narre Warren, VIC-3805	\$710,000	12/04/24
2. 1 Tingle Close, Narre Warren, VIC-3805	\$720,000	19/01/24
3. 12 Woodley Street, Narre Warren, VIC-3805	\$733,000	24/05/24

This Statement of Information was prepared on: 09/08/24