

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

5 JENNIFER COURT 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,000

Property type

House

Suburb

Narre Warren

Period-from

01 Dec 2022

to

30 Nov 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

2 JENNIFER COURT NARRE WARREN VIC 3805	\$732,000	07-Aug-23
7 DON JUAN COURT NARRE WARREN VIC 3805	\$772,000	06-Dec-23
1 JANET COURT NARRE WARREN VIC 3805	\$785,000	05-Sep-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: 18 December 2023



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**2 JENNIFER COURT NARRE
WARREN VIC 3805**

3 2 2

Sold Price **\$732,000** Sold Date **07-Aug-23**

Distance **0.04km**



**7 DON JUAN COURT NARRE
WARREN VIC 3805**

3 2 2

Sold Price ^{RS} **\$772,000** Sold Date **06-Dec-23**

Distance **1.05km**



**1 JANET COURT NARRE WARREN
VIC 3805**

3 2 2

Sold Price **\$785,000** Sold Date **05-Sep-23**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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