

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

11 HERMITAGE RISE 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

\$755,000

&

\$830,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jul 2022

to

30 Jun 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

4 HERMITAGE RISE NARRE WARREN VIC 3805	\$790,000	02-Feb-23
41 MEADOW WOOD WALK NARRE WARREN VIC 3805	\$808,808	18-Apr-23
4 VALEWOOD COURT NARRE WARREN VIC 3805	\$815,000	29-Jun-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.~~

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OBrien Real Estate

Steve Harrison

M 0407800915

E steve.harrison@obrienrealestate.com.au



**4 HERMITAGE RISE NARRE
WARREN VIC 3805**

3 1 -

Sold Price **\$790,000** Sold Date **02-Feb-23**

Distance **0.08km**



**41 MEADOW WOOD WALK NARRE
WARREN VIC 3805**

3 1 4

Sold Price **\$808,808** Sold Date **18-Apr-23**

Distance **0.17km**



**4 VALEWOOD COURT NARRE
WARREN VIC 3805**

4 2 2

Sold Price ^{RS} **\$815,000** Sold Date **29-Jun-23**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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