

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 Marcus 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Narre Warren

Period-from

01 Aug 2020

to

31 Jul 2021

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 Bosco Close Narre Warren VIC 3805	\$680,000	21-May-21
11 Alton Court Narre Warren VIC 3805	\$710,000	21-Jul-21
6 Ingleton Court Narre Warren VIC 3805	\$680,000	18-Mar-21

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: 31 August 2021

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2 Bosco Close Narre Warren VIC 3805

 3  2  2

Sold Price **\$680,000** Sold Date **21-May-21**

Distance **1.5km**



11 Alton Court Narre Warren VIC 3805

 3  2  2

Sold Price ^{RS} **\$710,000** Sold Date **21-Jul-21**

Distance **1.22km**



6 Ingleton Court Narre Warren VIC 3805

 3  2  2

Sold Price **\$680,000** Sold Date **18-Mar-21**

Distance **1.27km**

RS = Recent sale UN = Undisclosed Sale

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