

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

9 FOUNTAIN DRIVE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Narre Warren

Period-from

01 May 2024

to

30 Apr 2025

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

1 ADELE CLOSE NARRE WARREN VIC 3805	\$805,000	28-Oct-24
10 LUNN COURT NARRE WARREN VIC 3805	\$790,000	17-Jan-24
1 AINSLEIGH COURT NARRE WARREN VIC 3805	\$880,000	21-Nov-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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1 ADELE CLOSE NARRE WARREN VIC 3805

 5
  2
  2

Sold Price

\$805,000

Sold Date

28-Oct-24

Distance

1.02km



10 LUNN COURT NARRE WARREN VIC 3805

 5
  2
  2

Sold Price

\$790,000

Sold Date

17-Jan-24

Distance

1.48km



1 AINSLEIGH COURT NARRE WARREN VIC 3805

 5
  2
  4

Sold Price

\$880,000

Sold Date

21-Nov-23

Distance

1.42km



21 EMILY DRIVE NARRE WARREN VIC 3805

 5
  2
  2

Sold Price

\$796,000

Sold Date

21-Sep-24

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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