

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

152 MARAMBA 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

\$845,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2022

to

31 May 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

15 DON JUAN COURT NARRE WARREN VIC 3805	\$852,000	28-Feb-23
4 SAPPHIRE COURT NARRE WARREN NORTH VIC 3804	\$850,000	24-Jan-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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**15 DON JUAN COURT NARRE
WARREN VIC 3805**

4 2 2

Sold Price **\$852,000** Sold Date **28-Feb-23**

Distance **1.07km**



**4 SAPPHIRE COURT NARRE
WARREN NORTH VIC 3804**

4 2 2

Sold Price **\$850,000** Sold Date **24-Jan-23**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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