

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

8 GREENMOUNT CLOSE 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2023

to

31 May 2024

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 DUMOSA COURT NARRE WARREN VIC 3805	\$705,000	22-Jun-24
33 ELSTAR ROAD NARRE WARREN VIC 3805	\$690,000	11-Jan-24
22 ANDENE DRIVE NARRE WARREN VIC 3805	\$700,000	23-Jan-24

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

Ali Azimi

M 0414050453

E ali.azimi@obrienrealestate.com.au



**4 DUMOSA COURT NARRE
WARREN VIC 3805**

3 2 1

Sold Price

^{RS}

\$705,000

Sold Date

22-Jun-24

Distance

0.75km



**33 ELSTAR ROAD NARRE WARREN
VIC 3805**

3 2 2

Sold Price

\$690,000

Sold Date

11-Jan-24

Distance

1.05km



**22 ANDENE DRIVE NARRE
WARREN VIC 3805**

3 2 2

Sold Price

\$700,000

Sold Date

23-Jan-24

Distance

2.14km

RS = Recent sale

UN = Undisclosed Sale

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