

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

3 STEWART AVENUE 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2024

to

28 Feb 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

7 MORAN STREET NARRE WARREN VIC 3805	\$755,000	28-Oct-24
8 WAUCHOPE AVENUE NARRE WARREN VIC 3805	\$740,000	16-Feb-25
25 MEADOW WOOD WALK NARRE WARREN VIC 3805	\$715,000	07-Dec-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.~~

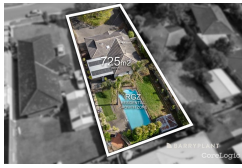
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**7 MORAN STREET NARRE
WARREN VIC 3805**

 3  2  -

Sold Price

\$755,000

Sold Date

28-Oct-24

Distance

0.27km



**8 WAUCHOPE AVENUE NARRE
WARREN VIC 3805**

 3  1  1

Sold Price

^{RS} **\$740,000**

Sold Date

16-Feb-25

Distance

0.3km



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

 3  1  2

Sold Price

^{RS} **\$715,000**

Sold Date

07-Dec-24

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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