

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

2 HALLMARK DRIVE NARRE WARREN SOUTH 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

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Apr 2024

to

31 Mar 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

9 WILLIAM CLARKE WYND NARRE WARREN SOUTH VIC 3805	\$746,000	11-Mar-25
4 TIMMS STREET NARRE WARREN SOUTH VIC 3805	\$780,000	04-Apr-25
289 ORMOND ROAD NARRE WARREN SOUTH VIC 3805	\$768,000	26-Jan-25

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

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9 WILLIAM CLARKE WYND NARRE WARREN SOUTH VIC 3805

Sold Price

^{RS}

\$746,000

Sold Date

11-Mar-25



3



2



2

Distance

0.62km



4 TIMMS STREET NARRE WARREN SOUTH VIC 3805

Sold Price

^{RS}

\$780,000

Sold Date

04-Apr-25



3



2



2

Distance

0.77km



289 ORMOND ROAD NARRE WARREN SOUTH VIC 3805

Sold Price

\$768,000

Sold Date

26-Jan-25



4



2



2

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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