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	4 Walton Court 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	Other	Suburb	Narre Warren
Period-from	01 Nov 2020	to	31 Oct 2021	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
10 Dunkinson Street Narre Warren VIC 3805	$765,000	09-Jul-21
18 Wauchope Avenue Narre Warren VIC 3805	$775,000	01-Sep-21
14 Lloyd Avenue Narre Warren VIC 3805	$762,000	06-Aug-21

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.~~

This Statement of Information was prepared on: 15 November 2021

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10 Dunkinson Street Narre Warren VIC 3805

3 2 6

Sold Price **$765,000** Sold Date **09-Jul-21**

Distance **0.21km**

18 Wauchope Avenue Narre Warren VIC 3805

3 2 1

Sold Price **$775,000** Sold Date **01-Sep-21**

Distance **0.25km**

14 Lloyd Avenue Narre Warren VIC 3805

3 2 2

Sold Price **$762,000** Sold Date **06-Aug-21**

Distance **0.42km**

20 Dunkinson Street Narre Warren VIC 3805

5 2 2

Sold Price **$733,500** Sold Date **23-Jun-21**

Distance **0.19km**

55 Hanley Street Narre Warren VIC 3805

3 2 4

Sold Price **$725,500** Sold Date **30-Aug-21**

Distance **0.21km**

18 Mahon Crescent Narre Warren VIC 3805

3 1 3

Sold Price **$703,000** Sold Date **11-May-21**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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5 Vine Court Narre Warren VIC 3805

3 1 4

Sold Price **$665,000** Sold Date **14-Aug-21**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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