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	23 LASIANDRA CIRCUIT 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	$970,000	&	$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	Land	Suburb	Narre Warren
Period-from	01 May 2024	to	30 Apr 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
8 THE OAKS NARRE WARREN VIC 3805	$1,015,000	16-Apr-25
6 SANDALWOOD DRIVE NARRE WARREN VIC 3805	$1,005,000	31-Dec-24
37 BROWTOP ROAD NARRE WARREN VIC 3805	$955,000	10-Feb-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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8 THE OAKS NARRE WARREN VIC 3805

4 2 2

Sold Price RS $1,015,000 Sold Date 16-Apr-25

Distance 0.18km

6 SANDALWOOD DRIVE NARRE WARREN VIC 3805

4 2 2

Sold Price $1,005,000 Sold Date 31-Dec-24

Distance 0.05km

37 BROWTOP ROAD NARRE WARREN VIC 3805

4 2 2

Sold Price $955,000 Sold Date 10-Feb-25

Distance 1.72km

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

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