

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

12 SPRINGWOOD 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

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

1/8 EMERALD COURT NARRE WARREN VIC 3805	\$610,000	06-Feb-25
7/40-50 VICTORIA ROAD NARRE WARREN VIC 3805	\$599,999	14-Jan-25
20A MUSTANG AVENUE NARRE WARREN VIC 3805	\$560,000	26-Nov-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.~~

This Statement of Information was prepared on: 24 May 2025



**1/8 EMERALD COURT NARRE
WARREN VIC 3805**

 2  2  1

Sold Price

\$610,000

Sold Date **06-Feb-25**

Distance **2.83km**



**7/40-50 VICTORIA ROAD NARRE
WARREN VIC 3805**

 2  1  2

Sold Price

\$599,999

Sold Date **14-Jan-25**

Distance **1.79km**



**20A MUSTANG AVENUE NARRE
WARREN VIC 3805**

 2  1  1

Sold Price

\$560,000

Sold Date **26-Nov-24**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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