

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/ 5-6 BRANCA COURT NARRE WARREN NORTH VIC 3804

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

\$980,000

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Nov 2022

to

31 Oct 2023

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 AVENVIEW DRIVE NARRE WARREN NORTH VIC 3804	\$1,850,000	22-Mar-23
6 CAPRA COURT NARRE WARREN NORTH VIC 3804	\$1,000,000	20-Oct-23
46-47 MALANIE CLOSE NARRE WARREN NORTH VIC 3804	\$1,225,000	05-Jul-23

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 October 2023



**9 AVENVIEW DRIVE NARRE
WARREN NORTH VIC 3804**

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Sold Price **\$1,850,000** Sold Date **22-Mar-23**

Distance **0.34km**



**6 CAPRA COURT NARRE WARREN
NORTH VIC 3804**

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Sold Price ^{RS} **\$1,000,000** ^{UN} Sold Date **20-Oct-23**

Distance **1.18km**



**46-47 MALANIE CLOSE NARRE
WARREN NORTH VIC 3804**

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Sold Price ^{RS} **\$1,225,000** Sold Date **05-Jul-23**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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