

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

37 COACHWOOD CRESCENT 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,000

Property type

House

Suburb

Narre Warren

Period-from

01 Feb 2023

to

31 Jan 2024

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

20 CAMBRIDGE DRIVE BERWICK VIC 3806	\$1,282,000	16-Aug-23
32 MONTBRAE CIRCUIT NARRE WARREN NORTH VIC 3804	\$1,250,000	09-Feb-24
1 MANSELL COURT BERWICK VIC 3806	\$1,365,000	30-Nov-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.~~

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**20 CAMBRIDGE DRIVE BERWICK
VIC 3806**

Sold Price **\$1,282,000** Sold Date **16-Aug-23**

4 2 -

Distance **1.31km**



**32 MONTBRAE CIRCUIT NARRE
WARREN NORTH VIC 3804**

Sold Price ^{RS} **\$1,250,000** Sold Date **09-Feb-24**

4 2 2

Distance **1.63km**



**1 MANSELL COURT BERWICK VIC
3806**

Sold Price ^{RS} **\$1,365,000** Sold Date **30-Nov-23**

4 2 3

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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