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	22-23 CAITHWILL 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	$1,980,000	&	$2,178,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,650,000	Property type	House	Suburb	Narre Warren North
Period-from	01 Jul 2022	to	30 Jun 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 RADE MACUT COURT NARRE WARREN NORTH VIC 3804	$2,438,888	13-Feb-23
57-59 FONTAINE TERRACE NARRE WARREN NORTH VIC 3804	$3,388,888	10-Jul-23
12 WATER REED COURT NARRE WARREN NORTH VIC 3804	$2,560,000	13-May-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: 13 July 2023

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9 RADE MACUT COURT NARRE WARREN NORTH VIC 3804

4 2 2

Sold Price **$2,438,888** Sold Date **13-Feb-23**

Distance **0.88km**



57-59 FONTAINE TERRACE NARRE WARREN NORTH VIC 3804

5 4 2

Sold Price RS **$3,388,888** Sold Date **10-Jul-23**

Distance **2.02km**



12 WATER REED COURT NARRE WARREN NORTH VIC 3804

6 3 6

Sold Price RS **$2,560,000** Sold Date **13-May-23**

Distance **3.39km**

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

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