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<br>Including suburb and postcode | 21-23 Mulcare Street Nar Nar Goon VIC 3812 |

## 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 | $780,000 | & | $850,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $817,500 | Property type | House | Suburb | Nar Nar Goon |
| Period-from | 01 Oct 2020 | to | 30 Sep 2021 | 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 |
|---|---|---|
| 41 Mulcare Street Nar Nar Goon VIC 3812 | $820,000 | 15-Feb-21 |
| 11 Nar Nar Goon Road Nar Nar Goon VIC 3812 | $900,000 | 17-Nov-20 |
| 31B Home Road Nar Nar Goon VIC 3812 | $817,500 | 24-Dec-20 |

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: 04 October 2021

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**41 Mulcare Street Nar Nar Goon VIC 3812** Sold Price **$820,000** Sold Date **15-Feb-21**

4 2 4 Distance **0.32km**



**11 Nar Nar Goon Road Nar Nar Goon VIC 3812** Sold Price **$900,000** Sold Date **17-Nov-20**

5 2 2 Distance **0.35km**



**31B Home Road Nar Nar Goon VIC 3812** Sold Price **$817,500** Sold Date **24-Dec-20**

3 - - Distance **0.52km**

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

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