Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	22 Rockleigh Park Road Narre Warren North, 3804

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	$1,950,000

Median sale price

Median price	$1,650,000	Property Type	HOUSE	Suburb	NARRE WARREN NORTH
Period - From	01-Jan-2023	to	31-Dec-2023	Source	Pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	16 KANARU COURT, NARRE WARREN NORTH	$1,910,000	24-May-2023
2	20 ROCKLEIGH PARK ROAD, NARRE WARREN NORTH	$1,903,500	22-Apr-2023
3	1-2 MALANIE CLOSE, NARRE WARREN NORTH	$2,000,000	29-Oct-2023

This statement of information was prepared on 25-Feb-2024 at 2:07:30 PM EST