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	7 SANDILANDS 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	$1,150,000	&	$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,640,000	Property type	House	Suburb	Narre Warren North
Period-from	01 May 2023	to	30 Apr 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
32 MONTBRAE CIRCUIT NARRE WARREN NORTH VIC 3804	$1,250,000	24-Jan-24
2 BLUE WREN PLACE BERWICK VIC 3806	$1,225,000	08-Feb-24
8 CHRISTINE AVENUE BERWICK VIC 3806	$1,165,000	02-May-24

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: 30 May 2024

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32 MONTBRAE CIRCUIT NARRE WARREN NORTH VIC 3804

4 2 2

Sold Price **$1,250,000** Sold Date **24-Jan-24**

Distance **0.15km**



2 BLUE WREN PLACE BERWICK VIC 3806

4 2 2

Sold Price **$1,225,000** Sold Date **08-Feb-24**

Distance **1.58km**



8 CHRISTINE AVENUE BERWICK VIC 3806

4 2 2

Sold Price RS **$1,165,000** UN Sold Date **02-May-24**

Distance **2.62km**



48 GRENFELL RISE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price RS **$1,265,000** Sold Date **04-Apr-24**

Distance **4.09km**



6 JESSICA MEWS BERWICK VIC 3806

4 2 2

Sold Price RS **$1,270,000** UN Sold Date **08-May-24**

Distance **4.1km**

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

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