

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

6 AUTUMNDALE 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

\$1,775,000

&

\$1,895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,715,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Dec 2023

to

30 Nov 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

76 CRAWLEY ROAD NARRE WARREN NORTH VIC 3804	\$1,855,000	29-Jul-24
60 ABECKETT ROAD NARRE WARREN NORTH VIC 3804	\$1,820,000	12-Aug-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.

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**76 CRAWLEY ROAD NARRE
WARREN NORTH VIC 3804**

4 2 -

Sold Price **\$1,855,000** Sold Date **29-Jul-24**

Distance **0.77km**



**60 ABECKETT ROAD NARRE
WARREN NORTH VIC 3804**

4 2 7

Sold Price **\$1,820,000** Sold Date **12-Aug-24**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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