

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

8 JACK ROBBIE 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

\$1,700,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,685,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Jul 2023

to

30 Jun 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

15 ROSELEA PLACE NARRE WARREN NORTH VIC 3804	\$1,720,000	26-Apr-24
5 FOXBOROUGH GLADE NARRE WARREN NORTH VIC 3804	\$1,715,000	27-Mar-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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15 ROSELEA PLACE NARRE WARREN NORTH VIC 3804

4 2 5

Sold Price **\$1,720,000** Sold Date **26-Apr-24**

Distance **1.12km**



5 FOXBOROUGH GLADE NARRE WARREN NORTH VIC 3804

5 3 5

Sold Price **\$1,715,000** Sold Date **27-Mar-24**

Distance **2.32km**

RS = Recent sale

UN = Undisclosed Sale

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