

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

4 Bellavista 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

\$1,465,000

&

\$1,525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Narre Warren North

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

49-51 St Helens Crescent Narre Warren North VIC 3804	\$1,413,000	26-Apr-21
45-47 Hillsley Avenue Narre Warren North VIC 3804	\$1,700,000	23-Jun-21
14 Settlers Hill Place Narre Warren North VIC 3804	\$1,400,000	18-Aug-21

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: 01 October 2021



49-51 St Helens Crescent Narre Warren North VIC 3804

4 Beds 3 Bathrooms 4 Car Spaces

Sold Price **\$1,413,000** Sold Date **26-Apr-21**

Distance **0.19km**



45-47 Hillsley Avenue Narre Warren North VIC 3804

5 Beds 3 Bathrooms 3 Car Spaces

Sold Price **\$1,700,000** Sold Date **23-Jun-21**

Distance **0.2km**



14 Settlers Hill Place Narre Warren North VIC 3804

4 Beds 2 Bathrooms 2 Car Spaces

Sold Price ^{RS} **\$1,400,000** Sold Date **18-Aug-21**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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