

## 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

12 MILFULL COURT NARRE WARREN NORTH VIC 3804

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,710,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Apr 2023

to

31 Mar 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

94 WHISTLER DRIVE BERWICK VIC 3806

\$1,500,000

24-Feb-24

12 BUSHLARK COURT BERWICK VIC 3806

\$1,710,000

20-Nov-23

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: 22 April 2024



**94 WHISTLER DRIVE BERWICK VIC 3806** Sold Price <sup>RS</sup> **\$1,500,000** Sold Date **24-Feb-24**

 5  3  3

Distance **0.97km**



**12 BUSHLARK COURT BERWICK VIC 3806** Sold Price **\$1,710,000** Sold Date **20-Nov-23**

 5  3  3

Distance **1.89km**

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

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