

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 JACQUES ROAD 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

\$1,570,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,460,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Aug 2021

to

31 Jul 2022

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

4 GRANTCHESTER ROAD NARRE WARREN NORTH VIC 3804	\$1,650,000	07-Apr-22
9 JACQUES ROAD NARRE WARREN NORTH VIC 3804	\$1,870,000	08-Apr-22
6 OATLANDS ROAD NARRE WARREN NORTH VIC 3804	\$1,710,000	25-May-22

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: 04 August 2022



**4 GRANTCHESTER ROAD NARRE
WARREN NORTH VIC 3804**

 4  3  5

Sold Price **\$1,650,000** Sold Date **07-Apr-22**

Distance **0.2km**



**9 JACQUES ROAD NARRE
WARREN NORTH VIC 3804**

 4  2  2

Sold Price ^{RS} **\$1,870,000** ^{UN} Sold Date **08-Apr-22**

Distance **0.22km**



**6 OATLANDS ROAD NARRE
WARREN NORTH VIC 3804**

 3  2  10

Sold Price **\$1,710,000** Sold Date **25-May-22**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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