

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 Foxborough Glade 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

\$1,340,000

&

\$1,440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Apr 2020

to

31 Mar 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

4-6 Leech Court Narre Warren North VIC 3804	\$1,350,000	30-Nov-20
6-8 Janine Road Narre Warren North VIC 3804	\$1,360,000	21-Feb-21
22 Glen Vista Drive Narre Warren North VIC 3804	\$1,202,000	01-Mar-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: 08 April 2021



**4-6 Leech Court Narre Warren
North VIC 3804**

 3  3  8

Sold Price **\$1,350,000** Sold Date **30-Nov-20**

Distance **0.46km**



**6-8 Janine Road Narre Warren
North VIC 3804**

 5  3  4

Sold Price ^{RS} **\$1,360,000** Sold Date **21-Feb-21**

Distance **1.04km**



**22 Glen Vista Drive Narre Warren
North VIC 3804**

 4  2  3

Sold Price ^{RS} **\$1,202,000** ^{UN} Sold Date **01-Mar-21**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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