

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

7-8 Mackellar Close 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

\$1,550,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,032,500

Property type

House

Suburb

Narre Warren North

Period-from

01 Jul 2019

to

30 Jun 2020

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

113-115 Drysdale Avenue Narre Warren North VIC 3804	\$1,570,000	11-Dec-19
8 Springbank Rise Narre Warren North VIC 3804	\$1,755,000	13-Feb-20
9 Rade Macut Court Narre Warren North VIC 3804	\$1,885,000	01-May-20

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 July 2020



113-115 Drysdale Avenue Narre Warren North VIC 3804

5 3 2

Sold Price **\$1,570,000** Sold Date **11-Dec-19**

Distance **0.58km**



8 Springbank Rise Narre Warren North VIC 3804

4 2 2

Sold Price **\$1,755,000** Sold Date **13-Feb-20**

Distance **2.16km**



9 Rade Macut Court Narre Warren North VIC 3804

4 2 2

Sold Price **\$1,885,000** Sold Date **01-May-20**

Distance **2.38km**

RS = Recent sale UN = Undisclosed Sale

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