

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

27-29 Tom Jones 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,203,250

Property type

House

Suburb

Narre Warren North

Period-from

01 Feb 2020

to

31 Jan 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

369-371 Heatherton Road Narre Warren North VIC 3804	\$1,048,000	18-Nov-20
5 Grace Court Narre Warren North VIC 3804	\$1,190,000	04-Jan-21
5 Legerwood Road Narre Warren North VIC 3804	\$1,245,000	07-Nov-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: 10 February 2021



369-371 Heatherton Road Narre Warren North VIC 3804

 3  1  2

Sold Price **\$1,048,000** Sold Date **18-Nov-20**

Distance **0.44km**



5 Grace Court Narre Warren North VIC 3804

 4  2  4

Sold Price ^{RS} **\$1,190,000** Sold Date **04-Jan-21**

Distance **1.69km**



5 Legerwood Road Narre Warren North VIC 3804

 4  2  8

Sold Price **\$1,245,000** Sold Date **07-Nov-20**

Distance **1.8km**

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

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