

## 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

34 Montbrae Circuit Narre Warren North VIC 3804

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$889,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Mar 2019

to

29 Feb 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 17 Daintree Grove Narre Warren VIC 3805 | \$900,000 | 14-Feb-20 |
| 21 Sheldon Drive Berwick VIC 3806       | \$872,000 | 13-Jan-20 |
| 33 Sheldon Drive Berwick VIC 3806       | \$871,000 | 19-Feb-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: 14 March 2020



**17 Daintree Grove Narre Warren  
VIC 3805**

 4  2  2

Sold Price

<sup>RS</sup> **\$900,000** Sold Date **14-Feb-20**

Distance **1.44km**



**21 Sheldon Drive Berwick VIC 3806**

 4  3  6

Sold Price

<sup>RS</sup> **\$872,000** Sold Date **13-Jan-20**

Distance **1.44km**



**33 Sheldon Drive Berwick VIC 3806**

 4  2  2

Sold Price

<sup>RS</sup> **\$871,000** Sold Date **19-Feb-20**

Distance **1.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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