

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

4 GRAZIA 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

\$983,300

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Land

Suburb

Narre Warren North

Period-from

01 Dec 2021

to

30 Nov 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

9 MATTSERA COURT NARRE WARREN NORTH VIC 3804	\$950,000	27-Sep-22
11 MEMORIAL DRIVE NARRE WARREN NORTH VIC 3804	\$965,000	14-Dec-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: 21 December 2022



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**9 MATTSERA COURT NARRE
WARREN NORTH VIC 3804**

- -

Sold Price

^{RS} **\$950,000** Sold Date **27-Sep-22**

Distance **0.6km**



**11 MEMORIAL DRIVE NARRE
WARREN NORTH VIC 3804**

- -

Sold Price

^{RS} **\$965,000** Sold Date **14-Dec-22**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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