

## 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

14 Cantwell Road 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

\$1,295,000

&

\$1,345,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,222,500

Property type

House

Suburb

Narre Warren North

Period-from

01 May 2020

to

30 Apr 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

Address of comparable property	Price	Date of sale
6-8 Janine Road Narre Warren North VIC 3804	\$1,360,000	21-Feb-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.

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

5 3 4

Sold Price <sup>RS</sup> **\$1,360,000** Sold Date **21-Feb-21**

Distance **2.3km**

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

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