

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

21-22 Hilton 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

\$2,750,000

&

\$2,995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,430,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Mar 2021

to

28 Feb 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

6-8 Cranston Close Narre Warren North VIC 3804	\$2,520,000	04-Dec-21
3-4 Freds Court Narre Warren North VIC 3804	\$2,600,000	22-Feb-22
86-88 Fontaine Terrace Narre Warren North VIC 3804	\$3,575,000	07-Jul-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.

This Statement of Information was prepared on: 01 March 2022



**6-8 Cranston Close Narre Warren
North VIC 3804**

4 4 6

Sold Price ^{RS} **\$2,520,000** Sold Date **04-Dec-21**

Distance **0.66km**



**3-4 Freds Court Narre Warren
North VIC 3804**

5 4 16

Sold Price ^{RS} **\$2,600,000** Sold Date **22-Feb-22**

Distance **2.13km**



**86-88 Fontaine Terrace Narre
Warren North VIC 3804**

5 2 3

Sold Price **\$3,575,000** Sold Date **07-Jul-21**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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