

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

11 MCKENZIE LANE 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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,507,500

Property type

House

Suburb

Narre Warren North

Period-from

01 Sep 2021

to

31 Aug 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

25-26 BRANCA COURT NARRE WARREN NORTH VIC 3804	\$1,500,000	13-May-22
8 JACQUES ROAD NARRE WARREN NORTH VIC 3804	\$1,630,000	30-Aug-22
4 GRANTCHESTER ROAD NARRE WARREN NORTH VIC 3804	\$1,650,000	07-Apr-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: 14 September 2022



**25-26 BRANCA COURT NARRE
WARREN NORTH VIC 3804**

4 3 3

Sold Price **\$1,500,000** Sold Date **13-May-22**

Distance **2.57km**



**8 JACQUES ROAD NARRE
WARREN NORTH VIC 3804**

4 3 5

Sold Price ^{RS} **\$1,630,000** Sold Date **30-Aug-22**

Distance **0.79km**



**4 GRANTCHESTER ROAD NARRE
WARREN NORTH VIC 3804**

4 3 5

Sold Price **\$1,650,000** Sold Date **07-Apr-22**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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