

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

9 MATTSERA 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$990,000

Property type

Land

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

5 BILLABONG PLACE NARRE WARREN NORTH VIC 3804	\$1,150,000	17-May-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: 07 September 2022

**5 BILLABONG PLACE NARRE
WARREN NORTH VIC 3804**

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Sold Price **\$1,150,000** Sold Date **17-May-22**Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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