

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

8 DIAMOND 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,475,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Jun 2021

to

31 May 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

2 BADGER COURT NARRE WARREN VIC 3805	\$770,000	08-Mar-22
14 NESTLE RETREAT BERWICK VIC 3806	\$760,000	28-Mar-22
3 ALLUNGA PARADE BERWICK VIC 3806	\$765,000	28-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: 28 June 2022



2 BADGER COURT NARRE WARREN VIC 3805

Sold Price **\$770,000** Sold Date **08-Mar-22**

 4  2  2

Distance **1.96km**



14 NESTLE RETREAT BERWICK VIC 3806

Sold Price **\$760,000** Sold Date **28-Mar-22**

 4  2  2

Distance **1.47km**



3 ALLUNGA PARADE BERWICK VIC 3806

^{RS} Sold Price **\$765,000** Sold Date **28-Apr-22**

 4  2  1

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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