

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

7 WATER REED 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

\$1,650,000

&

\$1,730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,665,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Sep 2022

to

31 Aug 2023

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

9 WATER REED COURT NARRE WARREN NORTH VIC 3804	\$1,803,050	25-Jul-23
20 OAKVIEW BOULEVARD NARRE WARREN NORTH VIC 3804	\$1,860,000	18-Aug-23
10 RIPPLEBROOK BOULEVARD NARRE WARREN NORTH VIC 3804	\$1,680,000	17-May-23

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: 12 September 2023



**9 WATER REED COURT NARRE
WARREN NORTH VIC 3804**

 4  2  3

Sold Price ^{RS} **\$1,803,050** Sold Date **25-Jul-23**

Distance **0.02km**



**20 OAKVIEW BOULEVARD NARRE
WARREN NORTH VIC 3804**

 4  3  3

Sold Price ^{RS} **\$1,860,000** Sold Date **18-Aug-23**

Distance **0.15km**



**10 RIPPLEBROOK BOULEVARD
NARRE WARREN NORTH VIC 3804**

 4  2  2

Sold Price **\$1,680,000** Sold Date **17-May-23**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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