

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

6 John Joseph 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Nov 2018

to

31 Oct 2019

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 Bon Court Narre Warren North VIC 3804	\$1,226,000	16-Jan-19
16 Foxborough Glade Narre Warren North VIC 3804	\$1,268,000	18-Sep-19
9 Holly Green Court Narre Warren North VIC 3804	\$1,294,000	26-Oct-19

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.~~

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5 Bon Court Narre Warren North VIC 3804

5 2 2

Sold Price

\$1,226,000

Sold Date

16-Jan-19

Distance

0.64km



16 Foxborough Glade Narre Warren North VIC 3804

4 2 4

Sold Price

\$1,268,000

Sold Date

18-Sep-19

Distance

1.79km



9 Holly Green Court Narre Warren North VIC 3804

4 2 6

Sold Price

^{RS} **\$1,294,000**

Sold Date

26-Oct-19

Distance

2.04km

RS = Recent sale

UN = Undisclosed Sale

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