

## 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

5 TOM GEARON COURT NARRE WARREN NORTH VIC 3804

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,460,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Aug 2021

to

31 Jul 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

|   |             |           |
|---|-------------|-----------|
| 7 GRACE COURT NARRE WARREN NORTH VIC 3804   | \$1,610,000 | 11-Oct-21 |
| 27 CRAWLEY ROAD NARRE WARREN NORTH VIC 3804 | \$1,500,000 | 29-Sep-21 |
| 8 ROSELEA PLACE NARRE WARREN NORTH VIC 3804 | \$1,515,000 | 25-Sep-21 |

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: 05 August 2022



**7 GRACE COURT NARRE WARREN  
NORTH VIC 3804**

 4  2  8

Sold Price

**\$1,610,000**

Sold Date

**11-Oct-21**

Distance

**0.62km**



**27 CRAWLEY ROAD NARRE  
WARREN NORTH VIC 3804**

 4  2  2

Sold Price

**\$1,500,000**

Sold Date

**29-Sep-21**

Distance

**0.85km**



**8 ROSELEA PLACE NARRE  
WARREN NORTH VIC 3804**

 4  2  3

Sold Price

**\$1,515,000**

Sold Date

**25-Sep-21**

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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