

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

4 Ascot 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

\$1,700,000

&

\$1,870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,387,500

Property type

House

Suburb

Narre Warren North

Period-from

01 Feb 2021

to

31 Jan 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

32 Oakview Boulevard Narre Warren North VIC 3804	\$1,890,000	15-Oct-21
33 Tree View Lane Narre Warren North VIC 3804	\$1,762,500	17-Sep-21
14 John Joseph Court Narre Warren North VIC 3804	\$1,820,000	03-Oct-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: 07 February 2022



32 Oakview Boulevard Narre Warren North VIC 3804

4 3 2

Sold Price ^{RS} \$1,890,000 Sold Date 15-Oct-21

Distance 0.91km



33 Tree View Lane Narre Warren North VIC 3804

4 4 3

Sold Price ^{RS} \$1,762,500 Sold Date 17-Sep-21

Distance 1.02km



14 John Joseph Court Narre Warren North VIC 3804

4 3 6

Sold Price \$1,820,000 Sold Date 03-Oct-21

Distance 1.07km

RS = Recent sale

UN = Undisclosed Sale

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