

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

58 Montbrae Circuit 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Land

Suburb

Narre Warren North

Period-from

01 Jul 2019

to

30 Jun 2020

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

34 Montbrae Circuit Narre Warren North VIC 3804	\$800,000	19-Mar-20
6 Houlden Court Narre Warren VIC 3805	\$780,000	27-Nov-19
19 Mayfair Crescent Narre Warren VIC 3805	\$800,000	30-Mar-20

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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34 Montbrae Circuit Narre Warren North VIC 3804

4 3 2

Sold Price

\$800,000

Sold Date

19-Mar-20

Distance

0.21km



6 Houlden Court Narre Warren VIC 3805

5 2 2

Sold Price

\$780,000

Sold Date

27-Nov-19

Distance

1.08km



19 Mayfair Crescent Narre Warren VIC 3805

4 2 2

Sold Price

\$800,000

Sold Date

30-Mar-20

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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