

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

9 Sapphire 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Land

Suburb

Narre Warren North

Period-from

01 Mar 2019

to

29 Feb 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

4 Sapphire Court Narre Warren North VIC 3804	\$760,000	18-Oct-19
19 Diamond Court Narre Warren North VIC 3804	\$730,000	26-Oct-19
26 Montbrae Circuit Narre Warren North VIC 3804	\$700,000	03-Feb-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.~~

This Statement of Information was prepared on: 03 March 2020


**4 Sapphire Court Narre Warren
North VIC 3804**

 4
  2
  2

Sold Price

\$760,000

Sold Date

18-Oct-19

Distance

0.06km

**19 Diamond Court Narre Warren
North VIC 3804**

 4
  2
  2

Sold Price

\$730,000

Sold Date

26-Oct-19

Distance

0.09km

**26 Montbrae Circuit Narre Warren
North VIC 3804**

 3
  2
  2

Sold Price

\$700,000

Sold Date

03-Feb-19

Distance

0.27km
RS = Recent sale

UN = Undisclosed Sale

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