

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 Glen Vista Drive 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

\$1,690,000

&

\$1,790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Sep 2020

to

31 Aug 2021

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

45-47 Hillsley Avenue Narre Warren North VIC 3804	\$1,700,000	23-Jun-21
39-43 Fox Road Narre Warren North VIC 3804	\$1,908,500	17-Jul-21
287 Belgrave-Hallam Road Narre Warren North VIC 3804	\$1,870,000	07-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: 27 September 2021



45-47 Hillsley Avenue Narre Warren North VIC 3804 Sold Price **\$1,700,000** Sold Date **23-Jun-21**

 5  3  3

Distance **0.6km**



39-43 Fox Road Narre Warren North VIC 3804 Sold Price ^{RS} **\$1,908,500** Sold Date **17-Jul-21**

 5  2  8

Distance **1.72km**



287 Belgrave-Hallam Road Narre Warren North VIC 3804 Sold Price ^{RS} **\$1,870,000** ^{UN} Sold Date **07-Sep-21**

 4  3  6

Distance **1.99km**

RS = Recent sale **UN** = Undisclosed Sale

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