

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

106-108 Fox Road 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

\$1,680,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,222,500

Property type

House

Suburb

Narre Warren North

Period-from

01 Mar 2020

to

28 Feb 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

5 Legerwood Road Narre Warren North VIC 3804	\$1,245,000	07-Nov-20
6 Glenwood Road Narre Warren North VIC 3804	\$2,200,000	25-Oct-20
253 Belgrave-Hallam Road Narre Warren North VIC 3804	\$1,280,000	29-Dec-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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**5 Legerwood Road Narre Warren
North VIC 3804**

4 2 8

Sold Price **\$1,245,000** Sold Date **07-Nov-20**

Distance **0.85km**



**6 Glenwood Road Narre Warren
North VIC 3804**

4 4 2

Sold Price **\$2,200,000** Sold Date **25-Oct-20**

Distance **1.09km**



**253 Belgrave-Hallam Road Narre
Warren North VIC 3804**

4 2 6

Sold Price ^{RS} **\$1,280,000** Sold Date **29-Dec-20**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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