

## 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

14 Cantwell Road Narre Warren North VIC 3804

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,041,250

Property type

House

Suburb

Narre Warren North

Period-from

01 Oct 2019

to

30 Sep 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

25-27 Jesse Court Narre Warren North VIC 3804	\$1,185,000	20-Jan-20
14 Crawley Road Narre Warren North VIC 3804	\$1,225,000	25-Aug-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.

This Statement of Information was prepared on: 27 October 2020



## OBrien Real Estate

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### 25-27 Jesse Court Narre Warren North VIC 3804

4 2 8

Sold Price **\$1,185,000** Sold Date **20-Jan-20**

Distance **0.34km**



### 14 Crawley Road Narre Warren North VIC 3804

4 2 4

Sold Price <sup>RS</sup> **\$1,225,000** Sold Date **25-Aug-20**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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