

## 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

6-8 Cranston Close 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

\$2,050,000

&

\$2,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,320,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Nov 2020

to

31 Oct 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

|  |             |           |
|--|-------------|-----------|
| 4 Milovan Crescent Narre Warren North VIC 3804 | \$2,245,000 | 23-Jul-21 |
| 3-4 Maurice Court Narre Warren North VIC 3804  | \$2,125,000 | 21-Aug-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: 23 November 2021



**4 Milovan Crescent Narre Warren  
 North VIC 3804**

 3  3  4

Sold Price <sup>RS</sup> **\$2,245,000** <sup>UN</sup> Sold Date **23-Jul-21**

Distance **1.18km**



**3-4 Maurice Court Narre Warren  
 North VIC 3804**

 6  3  2

Sold Price **\$2,125,000** Sold Date **21-Aug-21**

Distance **1.62km**

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

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