

## 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

26 Quartz Place 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

\$870,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Jan 2021

to

31 Dec 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

3 Sandilands Court Narre Warren North VIC 3804	\$915,000	16-Nov-21
23 Milfull Court Narre Warren North VIC 3804	\$955,000	02-Sep-21
5 Brighton Retreat Berwick VIC 3806	\$1,020,000	19-Oct-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: 10 January 2022



**3 Sandilands Court Narre Warren  
North VIC 3804**

Sold Price

<sup>RS</sup> **\$915,000**

Sold Date

**16-Nov-21**

 4  2  3

Distance

**0.3km**



**23 Milfull Court Narre Warren North  
VIC 3804**

Sold Price

**\$955,000**

Sold Date

**02-Sep-21**

 2  3  4

Distance

**0.59km**



**5 Brighton Retreat Berwick VIC  
3806**

Sold Price

<sup>RS</sup> **\$1,020,000** <sup>UN</sup>

Sold Date

**19-Oct-21**

 4  2  3

Distance

**0.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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