

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

36 MONTBRAE CIRCUIT 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

\$1,195,000

&

\$1,275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,707,500

Property type

House

Suburb

Narre Warren North

Period-from

01 Jan 2024

to

31 Dec 2024

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

33 COACHWOOD CRESCENT NARRE WARREN VIC 3805	\$1,291,500	08-Oct-24
4 MAYFAIR CRESCENT NARRE WARREN VIC 3805	\$1,320,000	20-Nov-24
18 JERILDERIE DRIVE BERWICK VIC 3806	\$1,280,000	16-Dec-24

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: 09 January 2025



**33 COACHWOOD CRESCENT
NARRE WARREN VIC 3805**

5 3 5

Sold Price ^{RS} **\$1,291,500** Sold Date **08-Oct-24**

Distance **1.65km**



**4 MAYFAIR CRESCENT NARRE
WARREN VIC 3805**

5 3 2

Sold Price ^{RS} **\$1,320,000**^{UN} Sold Date **20-Nov-24**

Distance **1.32km**



**18 JERILDERIE DRIVE BERWICK
VIC 3806**

5 2 2

Sold Price ^{RS} **\$1,280,000** Sold Date **16-Dec-24**

Distance **1.24km**

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

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