

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

5 Legerwood 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

\$1,190,000

&

\$1,290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,041,250

Property type

Farm

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

57-59 Fontaine Terrace Narre Warren North VIC 3804	\$1,320,000	08-Oct-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: 28 October 2020



57-59 Fontaine Terrace Narre Warren North VIC 3804

 4  2  2

Sold Price ^{RS} **\$1,320,000** Sold Date **08-Oct-20**

Distance **1.36km**



14 Crawley Road Narre Warren North VIC 3804

 4  2  4

Sold Price ^{RS} **\$1,225,000** Sold Date **25-Aug-20**

Distance **1.53km**

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

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