# 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 CRANSTON CLOSE 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 rang betwee	-	\$1,600,000	&	\$1,725,000
Median sale price							
(*Delete house or unit as ap	plicable)						
Median Price	\$1,592,500	Prop	Property type		House	Suburb	Narre Warren North
Period-from	01 Nov 2021	to	31 Oct 2	022	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	
22 CRANSTON CLOSE NARRE WARREN NORTH VIC 3804	\$1,700,000	06-Sep-22	
27-28 HILTON COURT NARRE WARREN NORTH VIC 3804	\$1,780,000	29-Sep-22	
15 LEGERWOOD ROAD NARRE WARREN NORTH VIC 3804	\$1,630,000	21-Sep-22	

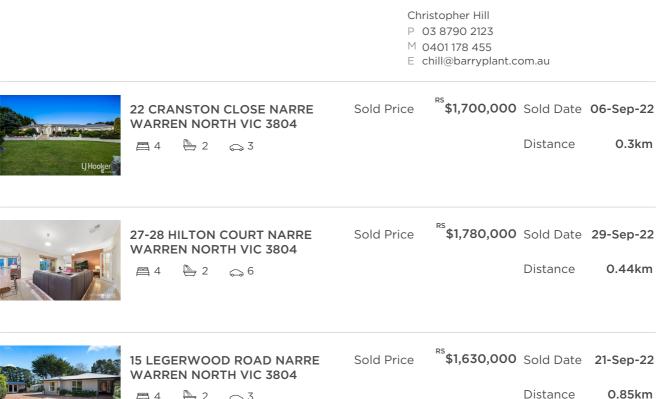
#### OR

**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: 19 November 2022



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

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