

Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address Including suburb and postcode	12 BRANCA COURT, NARRE WARREN NORTH, VIC 3804
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:	\$1,100,000 to \$1,200,000
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Median sale price

Median price	\$1,059,000	Property type	Vacant Land	Suburb	NARRE WARREN NORTH
Period	01 January 2023 to 31 December 2023		Source	pricefinder	

Comparable property sales

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 six months.

This Statement of Information was prepared on:	29/02/2024
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