## Statement of Information

# Single residential property located in the Melbourne metropolitan area

<b>Instructions</b> : 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

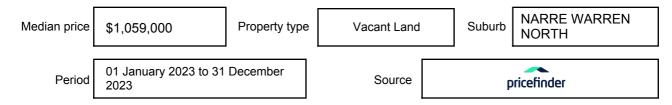
12 BRANCA COURT, NARRE WARREN NORTH, VIC 3804

### Indicative selling price

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

Price Range: \$1,100,000 to \$1,200,000

#### Median sale price



#### 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

