

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

23-24 JARRANG RETREAT 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

\$2,500,000

&

\$2,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,435,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Apr 2021

to

31 Mar 2022

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

6-8 CRANSTON CLOSE NARRE WARREN NORTH VIC 3804	\$2,520,000	04-Dec-21
3-4 FRED'S COURT NARRE WARREN NORTH VIC 3804	\$2,600,000	22-Feb-22
15-16 HILTON COURT NARRE WARREN NORTH VIC 3804	\$2,550,000	28-Feb-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 April 2022



**6-8 CRANSTON CLOSE NARRE
 WARREN NORTH VIC 3804**

 4  4  6

Sold Price **\$2,520,000** Sold Date **04-Dec-21**

Distance **2.05km**



**3-4 FRED'S COURT NARRE
 WARREN NORTH VIC 3804**

 4  3  16

Sold Price ^{RS} **\$2,600,000** Sold Date **22-Feb-22**

Distance **0.65km**



**15-16 HILTON COURT NARRE
 WARREN NORTH VIC 3804**

 5  4  2

Sold Price ^{RS} **\$2,550,000** ^{UN} Sold Date **28-Feb-22**

Distance **2.72km**

RS = Recent sale

UN = Undisclosed Sale

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