

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

3 SANDILANDS COURT 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,707,500

Property type

House

Suburb

Narre Warren North

Period-from

01 Jan 2024

to

31 Dec 2024

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

9 SANDILANDS COURT NARRE WARREN NORTH VIC 3804	\$1,125,000	30-Nov-24
20 DAIN TREE GROVE NARRE WARREN VIC 3805	\$1,130,000	24-Oct-24
2 THE MAPLES NARRE WARREN VIC 3805	\$1,100,000	06-Aug-24

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.~~

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**9 SANDILANDS COURT NARRE
WARREN NORTH VIC 3804**

4 2 2

Sold Price ^{RS} **\$1,125,000** Sold Date **30-Nov-24**

Distance **0.09km**

**20 DAINTREE GROVE NARRE
WARREN VIC 3805**

4 2 3

Sold Price **\$1,130,000** Sold Date **24-Oct-24**

Distance **1.4km**

**2 THE MAPLES NARRE WARREN
VIC 3805**

5 3 2

Sold Price **\$1,100,000** Sold Date **06-Aug-24**

Distance **1.78km**

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

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