# 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

53 EBELI 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 range between	\$1,850,000	&	\$2,035,000
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## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,507,500	Prop	erty type	House		Suburb	Narre Warren North
Period-from	01 Sep 2021	to	31 Aug 2	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.

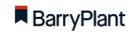
Address of comparable property	Price	Date of sale
132 HALLAM NORTH ROAD NARRE WARREN NORTH VIC 3804	\$2,000,000	16-Apr-22
7 BIRCHBANK CLOSE LYSTERFIELD SOUTH VIC 3156	\$2,024,000	21-May-22
11-12 MACLAINE COURT NARRE WARREN NORTH VIC 3804	\$2,000,000	05-Apr-22

#### 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: 15 September 2022





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132 HALLAM NORTH ROAD NARRE Sold Price **WARREN NORTH VIC 3804** 

**\$2,000,000** Sold Date **16-Apr-22** 

Distance

0.73km



**=** 3

**7 BIRCHBANK CLOSE** LYSTERFIELD SOUTH VIC 3156

**⇔** -

Sold Price

RS \$2,024,000 Sold Date 21-May-22

Distance 1.65km

11-12 MACLAINE COURT NARRE **WARREN NORTH VIC 3804** 

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₩ 4

Sold Price

\$2,000,000 Sold Date 05-Apr-22

Distance 1.94km

RS = Recent sale

UN = Undisclosed Sale

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