

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 HOLLY GREEN 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

\$1,750,000

&

\$1,925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,430,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Mar 2021

to

28 Feb 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

1 RENDA COURT NARRE WARREN NORTH VIC 3804	\$1,885,000	06-Dec-21
4 GLEN VISTA DRIVE NARRE WARREN NORTH VIC 3804	\$1,790,000	05-Oct-21
14 JOHN JOSEPH COURT NARRE WARREN NORTH VIC 3804	\$1,820,000	03-Oct-21

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: 11 March 2022



**1 RENDA COURT NARRE WARREN
NORTH VIC 3804**

 3  2  10

Sold Price

\$1,885,000

Sold Date

06-Dec-21

Distance

1km



**4 GLEN VISTA DRIVE NARRE
WARREN NORTH VIC 3804**

 6  4  2

Sold Price

\$1,790,000

Sold Date

05-Oct-21

Distance

1.91km



**14 JOHN JOSEPH COURT NARRE
WARREN NORTH VIC 3804**

 4  3  6

Sold Price

\$1,820,000

Sold Date

03-Oct-21

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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