

## 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

48-50 CRAWLEY ROAD NARRE WARREN NORTH VIC 3804

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,850,000

&

\$2,035,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,715,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Dec 2023

to

30 Nov 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

|  |             |           |
|--|-------------|-----------|
| 76 CRAWLEY ROAD NARRE WARREN NORTH VIC 3804  | \$1,855,000 | 29-Jul-24 |
| 7 BELLAIRE COURT NARRE WARREN NORTH VIC 3804 | \$1,996,000 | 26-Sep-24 |
| 117 CRAWLEY ROAD NARRE WARREN NORTH VIC 3804 | \$2,000,500 | 01-Nov-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.~~

This Statement of Information was prepared on: 02 December 2024



**76 CRAWLEY ROAD NARRE  
WARREN NORTH VIC 3804**

4 2 -

Sold Price **\$1,855,000** Sold Date **29-Jul-24**

Distance **0.36km**



**7 BELLAIRE COURT NARRE  
WARREN NORTH VIC 3804**

6 3 3

Sold Price **\$1,996,000** Sold Date **26-Sep-24**

Distance **0.56km**



**117 CRAWLEY ROAD NARRE  
WARREN NORTH VIC 3804**

5 2 2

Sold Price <sup>RS</sup> **\$2,000,500** Sold Date **01-Nov-24**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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