

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 13-15 Jesse Court, Narre Warren North, VIC 3804

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,699,999 & \$1,849,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Narre Warren North (3804)

Period - From 01/04/2024 to 30/09/2024 Source Pricefider.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 BON COURT, NARRE WARREN NORTH VIC 3804	\$1,825,000	07/06/2024
8 JACK ROBBIE COURT, NARRE WARREN NORTH VIC 3804	\$1,715,000	07/09/2024
60 ABECKETT ROAD, NARRE WARREN NORTH VIC 3804	\$1,820,000	12/08/2024

This Statement of Information was prepared on: 04/12/2024