

## 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

51-55 FOX 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

\$1,650,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,475,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Jun 2021

to

31 May 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

12-16 FOX ROAD NARRE WARREN NORTH VIC 3804	\$1,818,000	25-Mar-22
6 GRANTCHESTER ROAD NARRE WARREN NORTH VIC 3804	\$1,850,000	30-May-22
9 JACQUES ROAD NARRE WARREN NORTH VIC 3804	\$1,870,000	08-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: 29 June 2022



**12-16 FOX ROAD NARRE WARREN  
NORTH VIC 3804**

 4  2  6

Sold Price <sup>RS</sup> **\$1,818,000** Sold Date **25-Mar-22**

Distance **0.42km**



**6 GRANTCHESTER ROAD NARRE  
WARREN NORTH VIC 3804**

 4  2  4

Sold Price <sup>RS</sup> **\$1,850,000** Sold Date **30-May-22**

Distance **0.55km**



**9 JACQUES ROAD NARRE  
WARREN NORTH VIC 3804**

 4  2  2

Sold Price <sup>RS</sup> **\$1,870,000** <sup>UN</sup> Sold Date **08-Apr-22**

Distance **0.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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