

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

9 AVONWOOD ROAD 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

\$2,100,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,640,000

Property type

House

Suburb

Narre Warren North

Period-from

01 May 2023

to

30 Apr 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

187 BELGRAVE-HALLAM ROAD NARRE WARREN NORTH VIC 3804	\$2,125,000	27-Mar-24
64 FONTAINE TERRACE NARRE WARREN NORTH VIC 3804	\$2,160,000	31-Jan-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: 30 May 2024

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187 BELGRAVE-HALLAM ROAD
NARRE WARREN NORTH VIC 3804

Sold Price ^{RS} **\$2,125,000** Sold Date **27-Mar-24**

 5  2  2

Distance **1.26km**



64 FONTAINE TERRACE NARRE
WARREN NORTH VIC 3804

Sold Price **\$2,160,000** Sold Date **31-Jan-24**

 5  4  6

Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

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