

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

4 ARANMORE CRESCENT 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

\$1,875,000

&

\$1,995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

Farm

Suburb

Narre Warren North

Period-from

01 Oct 2021

to

30 Sep 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

51-55 FOX ROAD NARRE WARREN NORTH VIC 3804	\$1,850,000	18-Jul-22
6 GRANTCHESTER ROAD NARRE WARREN NORTH VIC 3804	\$1,850,000	28-May-22
82-86 KING ROAD HARKAWAY VIC 3806	\$1,910,000	05-Mar-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: 28 October 2022



**51-55 FOX ROAD NARRE WARREN
NORTH VIC 3804**

 5  2  8

Sold Price

\$1,850,000

Sold Date

18-Jul-22

Distance

2.39km



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

 4  2  4

Sold Price

Sold Date

28-May-22

Distance

2.74km



**82-86 KING ROAD HARKAWAY VIC
3806**

 4  2  3

Sold Price

\$1,910,000

Sold Date

05-Mar-22

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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