

## 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

20 Arnott Place 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

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,387,500

Property type

House

Suburb

Narre Warren North

Period-from

01 Feb 2021

to

31 Jan 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

8 Roselea Place Narre Warren North VIC 3804	\$1,515,000	25-Sep-21
27 Crawley Road Narre Warren North VIC 3804	\$1,500,000	29-Sep-21
1 Douglas Court Narre Warren North VIC 3804	\$1,450,000	26-Oct-21

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: 05 February 2022


**8 Roselea Place Narre Warren  
North VIC 3804**
 4  2  3

Sold Price

**\$1,515,000**

Sold Date

**25-Sep-21**

Distance

**0.25km**

**27 Crawley Road Narre Warren  
North VIC 3804**
 4  2  2

Sold Price

**\$1,500,000**

Sold Date

**29-Sep-21**

Distance

**0.27km**

**1 Douglas Court Narre Warren  
North VIC 3804**
 4  2  2

Sold Price

**\$1,450,000**

Sold Date

**26-Oct-21**

Distance

**0.05km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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