

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

127 Montbrae Circuit 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

\$895,000

&

\$984,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,065,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Dec 2019

to

30 Nov 2020

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

5 Classic Court Berwick VIC 3806	\$920,000	10-Jul-20
16 Natren Court Harkaway VIC 3806	\$980,000	23-Jun-20
56 Sheldon Drive Berwick VIC 3806	\$970,000	03-Jul-20

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: 08 December 2020



OBrien Real Estate

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5 Classic Court Berwick VIC 3806 Sold Price **\$920,000** Sold Date **10-Jul-20**

4 2 4

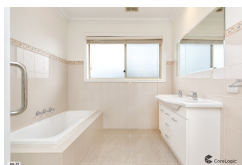
Distance **0.45km**



16 Natren Court Harkaway VIC 3806 Sold Price **\$980,000** Sold Date **23-Jun-20**

5 2 2

Distance **1.28km**



56 Sheldon Drive Berwick VIC 3806 Sold Price **\$970,000** Sold Date **03-Jul-20**

5 3 2

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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