

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

12 THE RISE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,692,500

Property type

House

Suburb

Narre Warren North

Period-from

01 Mar 2024

to

28 Feb 2025

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

9 SANDILANDS COURT NARRE WARREN NORTH VIC 3804	\$1,125,000	26-Nov-24
7 CLASSIC COURT BERWICK VIC 3806	\$1,127,700	05-Nov-24
10 BLUEBELL COURT BERWICK VIC 3806	\$1,170,000	28-Feb-25

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: 17 March 2025

Nicola Parreira
P 03 8794 6100
M 0407 921 332
E nparreira@barryplant.com.au



**9 SANDILANDS COURT NARRE
WARREN NORTH VIC 3804**

 4  2  2

Sold Price **\$1,125,000** Sold Date **26-Nov-24**

Distance **0.55km**



**7 CLASSIC COURT BERWICK VIC
3806**

 4  2  2

Sold Price **\$1,127,700** Sold Date **05-Nov-24**

Distance **0.8km**



**10 BLUEBELL COURT BERWICK
VIC 3806**

 5  2  2

Sold Price ^{RS} **\$1,170,000** ^{UN} Sold Date **28-Feb-25**

Distance **0.97km**

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

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