

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	97 Bartok Court Narre Warren South, 3805
---	--

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$925,000 & \$1,010,000
---------------	-------------------------

Median sale price

Median price	NOT PROVIDED	Property Type	HOUSE AND LAND	Suburb	NARRE WARREN SOUTH
--------------	--------------	---------------	----------------	--------	--------------------

Period - From		to		Source	n/a
---------------	--	----	--	--------	-----

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	89 Brundrett Road, Narre Warren North, Vic 3804	\$1,050,000	21-Dec-2022
2	15-17 Warren Park Place Narre Warren South VIC 3805	\$1,100,000	11-Apr-2023
3	11 Jacques Road, Narre Warren North, Vic 3804	\$980,000	10-Feb-2023

This statement of information was prepared on 25-May-2023 at 10:27:47 AM EST