

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

2-32 ABECKETT ROAD 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

\$825,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Land

Suburb

Narre Warren North

Period-from

01 Oct 2022

to

30 Sep 2023

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

37 MAIN STREET NARRE WARREN NORTH VIC 3804	\$950,000	07-Feb-24
39A MAIN STREET NARRE WARREN NORTH VIC 3804	\$950,000	07-Feb-24

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: 13 October 2023

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4 GRAZIA COURT NARRE WARREN Sold Price
NORTH VIC 3804

^{RS} **\$983,300** Sold Date **18-May-23**

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  -
  -

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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