

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

15-16 MACK ROAD NARRE WARREN SOUTH VIC 3805

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

\$1,750,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Feb 2023

to

31 Jan 2024

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

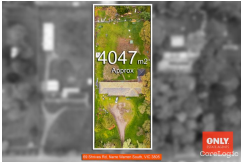
Date of sale

69 SHRIVES ROAD NARRE WARREN SOUTH VIC 3805	\$1,760,000	30-Oct-23
13-14 LANSELL CLOSE NARRE WARREN SOUTH VIC 3805	\$1,870,000	12-Aug-23

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: 06 February 2024

**69 SHRIVES ROAD NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price **\$1,760,000** Sold Date **30-Oct-23**Distance **1.58km****13-14 LANSELL CLOSE NARRE
WARREN SOUTH VIC 3805**

5 2 5

Sold Price **\$1,870,000** Sold Date **12-Aug-23**Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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