

## 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

20 OAKVIEW BOULEVARD NARRE WARREN NORTH VIC 3804

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,750,000

&

\$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,615,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Aug 2022

to

31 Jul 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

9 WATER REED COURT NARRE WARREN NORTH VIC 3804	\$1,803,050	25-Jul-23
10 RIPPLEBROOK BOULEVARD NARRE WARREN NORTH VIC 3804	\$1,680,000	17-May-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: 09 August 2023

Tara Walters  
 P 03 9707 6000  
 M 0408297896  
 E tara.w@neilsonpartners.com.au



**9 WATER REED COURT NARRE WARREN NORTH VIC 3804**

 4
  2
  3

Sold Price <sup>RS</sup> **\$1,803,050** Sold Date **25-Jul-23**

Distance **0.17km**



**10 RIPPLEBROOK BOULEVARD NARRE WARREN NORTH VIC 3804**

 4
  2
  2

Sold Price **\$1,680,000** Sold Date **17-May-23**

Distance **0.23km**

RS = Recent sale      UN = Undisclosed Sale

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