

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

210 MCCRAWS ROAD NAR NAR GOON VIC 3812

Indicative selling price

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

Single Price

EOI

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$962,500

Property type

Farm

Suburb

Nar Nar Goon

Period-from

01 Jun 2023

to

31 May 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

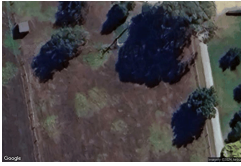
205 DORE ROAD NAR NAR GOON NORTH VIC 3812	\$5,200,000	05-Jan-23
290 FOURTEEN MILE ROAD GARFIELD VIC 3814	\$1,818,000	16-Feb-23

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: 14 June 2024

Ajay Pal
 M 0432 611 864
 E ajay.pal@ric.realty



**205 DORE ROAD NAR NAR GOON
 NORTH VIC 3812**

 3  1  4

Sold Price **\$5,200,000** Sold Date **05-Jan-23**

Distance **8.32km**



**290 FOURTEEN MILE ROAD
 GARFIELD VIC 3814**

 4  2  6

Sold Price **\$1,818,000** Sold Date **16-Feb-23**

Distance **8.04km**

RS = Recent sale UN = Undisclosed Sale

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