

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

31 MAIN STREET 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

or range
between

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$962,500

Property type

House

Suburb

Nar Nar Goon

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

Address of comparable property	Price	Date of sale
2A RICHARDS ROAD NAR NAR GOON VIC 3812	\$1,250,000	16-Jun-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: 16 October 2023

Matt Clark- DIRECTOR

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**2A RICHARDS ROAD NAR NAR
GOON VIC 3812**

 5  3  5

Sold Price ^{RS} **\$1,250,000** Sold Date **16-Jun-23**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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