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

32 MONTBRAE CIRCUIT 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 rang betwee	·	\$1,190,000	&	\$1,290,000				
Median sale price (*Delete house or unit as applicable)											
Median Price	\$1,630,000	Prop	Property type		House	Suburb	Narre Warren North				
Period-from	01 Dec 2022	to	30 Nov 2	023	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	
25 MORNINGTON GROVE BERWICK VIC 3806	\$1,220,000	06-Dec-23	
20 CAMBRIDGE DRIVE BERWICK VIC 3806	\$1,282,000	16-Aug-23	
60 RYELANDS DRIVE NARRE WARREN VIC 3805	\$1,300,000	03-Aug-23	

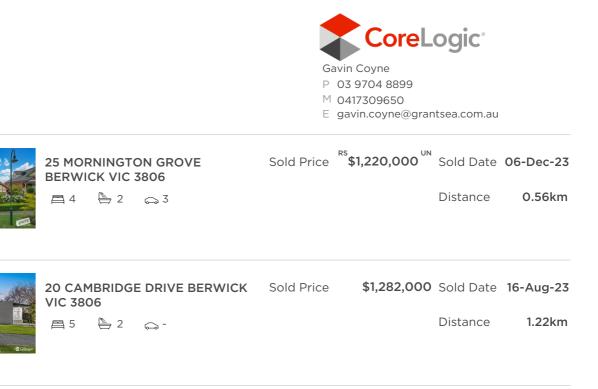
OR

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: 13 December 2023



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17	60 RYE WARR	ELANDS DRIVE NARRE REN VIC 3805		Sold Price	Sold Price \$1,300,000		Sold Date 03-Aug-23		
	= 4	3	⇔ 3			Distance	1.76km		

RS = Recent sale UN = Undisclosed Sale

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