

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

48-49 MALANIE CLOSE 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 range
between

\$1,700,000

&

\$1,790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,680,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Mar 2023

to

29 Feb 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

1-2 MALANIE CLOSE NARRE WARREN NORTH VIC 3804	\$2,000,000	31-Oct-23
165-167 HEATHERTON ROAD NARRE WARREN NORTH VIC 3804	\$1,630,000	01-Feb-24
12-16 FOX ROAD NARRE WARREN NORTH VIC 3804	\$1,710,000	22-Nov-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: 12 March 2024



1-2 MALANIE CLOSE NARRE WARREN NORTH VIC 3804

 5  2  4

Sold Price ^{RS} **\$2,000,000** Sold Date **31-Oct-23**

Distance **0.32km**



165-167 HEATHERTON ROAD NARRE WARREN NORTH VIC 3804

 6  3  4

Sold Price ^{RS} **\$1,630,000** Sold Date **01-Feb-24**

Distance **1.02km**



12-16 FOX ROAD NARRE WARREN NORTH VIC 3804

 4  2  6

Sold Price ^{RS} **\$1,710,000** Sold Date **22-Nov-23**

Distance **1.83km**

RS = Recent sale UN = Undisclosed Sale

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