

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

6 BON COURT 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

\$1,775,000

&

\$1,875,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,640,000

Property type

House

Suburb

Narre Warren North

Period-from

01 May 2023

to

30 Apr 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

4 ASCOT COURT NARRE WARREN NORTH VIC 3804	\$1,875,000	12-Apr-24
1-2 BETHEL CLOSE NARRE WARREN NORTH VIC 3804	\$1,860,000	06-Dec-23
15 MCKENZIE LANE NARRE WARREN NORTH VIC 3804	\$1,780,000	09-Dec-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: 08 May 2024



**4 ASCOT COURT NARRE WARREN
NORTH VIC 3804**

 4  2  3

Sold Price

^{RS} **\$1,875,000**

Sold Date

12-Apr-24

Distance

0.47km



**1-2 BETHEL CLOSE NARRE
WARREN NORTH VIC 3804**

 4  2  8

Sold Price

\$1,860,000

Sold Date

06-Dec-23

Distance

0.72km



**15 MCKENZIE LANE NARRE
WARREN NORTH VIC 3804**

 3  2  6

Sold Price

^{RS} **\$1,780,000**

Sold Date

09-Dec-23

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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