

## 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 CANTWELL ROAD NARRE WARREN NORTH VIC 3804

### Indicative selling price

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

Single Price

or range  
between

\$1,650,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Nov 2022

to

31 Oct 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

9-10 HILTON COURT NARRE WARREN NORTH VIC 3804	\$1,725,000	05-Oct-23
12 ARNOTT PLACE NARRE WARREN NORTH VIC 3804	\$1,750,000	05-Sep-23
7 WATER REED COURT NARRE WARREN NORTH VIC 3804	\$1,725,000	16-Oct-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: 22 November 2023

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**9-10 HILTON COURT NARRE  
WARREN NORTH VIC 3804**

 5  2  4

Sold Price <sup>RS</sup> **\$1,725,000** <sup>UN</sup> Sold Date **05-Oct-23**

Distance **1.06km**



**12 ARNOTT PLACE NARRE  
WARREN NORTH VIC 3804**

 4  2  4

Sold Price <sup>RS</sup> **\$1,750,000** Sold Date **05-Sep-23**

Distance **0.27km**



**7 WATER REED COURT NARRE  
WARREN NORTH VIC 3804**

 4  2  3

Sold Price <sup>RS</sup> **\$1,725,000** Sold Date **16-Oct-23**

Distance **1.17km**

RS = Recent sale      UN = Undisclosed Sale

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