

## 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

76 CRAWLEY 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

\$1,790,000

&

\$1,890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,685,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Jul 2023

to

30 Jun 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

9 CANTWELL ROAD NARRE WARREN NORTH VIC 3804	\$1,840,000	15-May-24
6 BON COURT NARRE WARREN NORTH VIC 3804	\$1,825,000	07-Jun-24
9-11 NAPOLI COURT NARRE WARREN NORTH VIC 3804	\$1,850,000	22-May-24

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.~~

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OBrien Real Estate

Steve Harrison

M 0407800915

E steve.harrison@obrienrealestate.com.au



**9 CANTWELL ROAD NARRE  
WARREN NORTH VIC 3804**

4 2 3

Sold Price <sup>RS</sup> **\$1,840,000** <sup>UN</sup> Sold Date **15-May-24**

Distance **0.57km**



**6 BON COURT NARRE WARREN  
NORTH VIC 3804**

5 2 4

Sold Price <sup>RS</sup> **\$1,825,000** Sold Date **07-Jun-24**

Distance **0.62km**



**9-11 NAPOLI COURT NARRE  
WARREN NORTH VIC 3804**

5 3 6

Sold Price <sup>RS</sup> **\$1,850,000** Sold Date **22-May-24**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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