

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

9 ARANMORE CRESCENT 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

\$1,690,000

&

\$1,790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Oct 2022

to

30 Sep 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

8 PEAK DRIVE HARKAWAY VIC 3806	\$1,780,000	20-Apr-23
12 ARNOTT PLACE NARRE WARREN NORTH VIC 3804	\$1,750,000	05-Sep-23
9-10 HILTON COURT NARRE WARREN NORTH VIC 3804	-	05-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: 12 October 2023



8 PEAK DRIVE HARKAWAY VIC 3806

 4  2  2

Sold Price **\$1,780,000** Sold Date **20-Apr-23**

Distance **1.57km**



12 ARNOTT PLACE NARRE WARREN NORTH VIC 3804

 4  2  4

Sold Price ^{RS} **\$1,750,000** Sold Date **05-Sep-23**

Distance **1.04km**



9-10 HILTON COURT NARRE WARREN NORTH VIC 3804

 5  2  4

Sold Price ^{RS UN} Sold Date **05-Oct-23**

Distance **1.79km**

RS = Recent sale UN = Undisclosed Sale

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