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	Prope	erty type	House		Suburb	Narre Warren North
Period-from	01 Oct 2022	to	30 Sep 2	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.

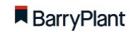
Address of comparable property	Price	Date of sale
8 PEAK DRIVE HARKAWAY VIC 3806	\$1,780,000	20-Apr-23
12 ARNOTT PLACE NARRE WARREN NORTH VIC 3804	\$1,750,000	05-Sep-23
9-10 HILTON COURT NARRE WARREN NORTH VIC 3804	-	05-Oct-23

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





Angelia William P 03 8764 6100 M 0423 567 703 E angeliaw@barryplant.com.au



8 PEAK DRIVE HARKAWAY VIC

3806

二 4 ₾ 2 \triangle 2 Sold Price

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

Distance 1.57km



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

= 4 ₽ 2 Sold Price

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

Distance 1.04km



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

酉 5

₽ 2

□ 4

Sold Price

Sold Date 05-Oct-23

Distance 1.79km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.