

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

2-32 ABECKETT ROAD 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

\$895,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,079,000

Property type

Land

Suburb

Narre Warren North

Period-from

01 Dec 2022

to

30 Nov 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 MATTSERA COURT NARRE WARREN NORTH VIC 3804	\$950,000	15-Sep-22
11 MEMORIAL DRIVE NARRE WARREN NORTH VIC 3804	\$965,000	13-Dec-22
81 TACABERRY AVENUE NARRE WARREN NORTH VIC 3804	\$1,058,000	28-Apr-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: 14 December 2023

Ashleigh Duim
 P 03 9705 4823
 M 0439 567 153
 E ashleigh.d@neilsonpartners.com.au



**9 MATTSERA COURT NARRE
WARREN NORTH VIC 3804**

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Sold Price **\$950,000** Sold Date **15-Sep-22**

Distance **0.19km**



**11 MEMORIAL DRIVE NARRE
WARREN NORTH VIC 3804**

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Sold Price **\$965,000** Sold Date **13-Dec-22**

Distance **0.93km**



**81 TACABERRY AVENUE NARRE
WARREN NORTH VIC 3804**

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Sold Price **\$1,058,000** Sold Date **28-Apr-23**

Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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