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	28-29 CAITHWILL COURT 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	$3,700,000	&	$4,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,600,000	Property type	House	Suburb	Narre Warren North
Period-from	01 Mar 2022	to	28 Feb 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.

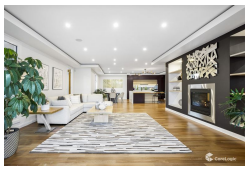
Address of comparable property	Price	Date of sale
16-18 LEECH COURT NARRE WARREN NORTH VIC 3804	$3,510,000	08-Feb-23
3 MILOVAN CRESCENT NARRE WARREN NORTH VIC 3804	$3,200,000	11-May-22
23-33 AURISCH DRIVE NARRE WARREN NORTH VIC 3804	$3,500,000	16-Oct-21

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 March 2023

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16-18 LEECH COURT NARRE WARREN NORTH VIC 3804

6 6 5

Sold Price RS **$3,510,000** UN Sold Date **08-Feb-23**

Distance **3.58km**



3 MILOVAN CRESCENT NARRE WARREN NORTH VIC 3804

4 4 5

Sold Price **$3,200,000** Sold Date **11-May-22**

Distance **3.58km**



23-33 AURISCH DRIVE NARRE WARREN NORTH VIC 3804

4 2 8

Sold Price **$3,500,000** Sold Date **16-Oct-21**

Distance **3.2km**

RS = Recent sale **UN** = Undisclosed Sale

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