

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

23-33 Aurisch Drive 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

\$4,500,000

&

\$4,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Land

Suburb

Narre Warren North

Period-from

01 Jul 2019

to

30 Jun 2020

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

580 Belgrave-Hallam Road Narre Warren East VIC 3804	\$2,150,000	09-Nov-19
72-74 Memorial Drive Narre Warren North VIC 3804	\$1,250,000	12-Sep-19
167-173 Boundary Road Narre Warren North VIC 3804	\$2,300,000	08-Mar-20

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: 23 July 2020

**580 Belgrave-Hallam Road Narre
Warren East VIC 3804**

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Sold Price **\$2,150,000** Sold Date **09-Nov-19**Distance **0.92km****72-74 Memorial Drive Narre Warren
North VIC 3804**

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Sold Price **\$1,250,000** Sold Date **12-Sep-19**Distance **1.23km****167-173 Boundary Road Narre
Warren North VIC 3804**

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Sold Price **\$2,300,000** Sold Date **08-Mar-20**Distance **2.26km**

RS = Recent sale

UN = Undisclosed Sale

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