

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 4 Glenwood Road, Narre Warren North, VIC-3804

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 1,220,000

or range between

&

Median sale price

Median price \$ 1,203,250

Property type House

Suburb Narre Warren North

Period - From Jan 2021

to

Jan 2021

Source RP Data – Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 5 Ledgerwood Road, Narre Warren North, VIC-3804	\$ 1,245,000	07/11/20
2. 253 Belgrave Hallam Road, Narre Warren North, VIC-3804	\$ 1,280,000	29/12/20
3. 57-59 Fontaine Terrace, Narre Warren North, VIC-3804	\$ 1,320,000	08/10/20

This Statement of Information was prepared on: 20/02/21