

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

LOT 10 JATALA RISE, 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 &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb

Period-from to Source

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
37 MAIN STREET NARRE WARREN NORTH VIC 3804	\$950,000	07-Feb-24
39A MAIN STREET NARRE WARREN NORTH VIC 3804	\$950,000	07-Feb-24

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.

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first
national
REAL ESTATE

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37 MAIN STREET NARRE WARREN Sold Price
NORTH VIC 3804



\$950,000 Sold Date **07-Feb-24**

Distance **0.22km**



39A MAIN STREET NARRE Sold Price
WARREN NORTH VIC 3804



Sold Price

Sold Date **07-Feb-24**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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