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

199 BELGRAVE-HALLAM 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	\$1,730,000	&	\$1,780,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,680,000	Prope	erty type	House		Suburb	Narre Warren North
Period-from	01 Mar 2023	to	29 Feb 2	2024	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
9-10 HILTON COURT NARRE WARREN NORTH VIC 3804	1725000	05-Oct-23
15 MCKENZIE LANE NARRE WARREN NORTH VIC 3804	1780000	09-Dec-23
12-16 FOX ROAD NARRE WARREN NORTH VIC 3804	1710000	22-Nov-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: 09 March 2024





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9-10 HILTON COURT NARRE WARREN NORTH VIC 3804

3 5 € 2 ⇔8

Sold Price

RS 1725000 UN

E sam@spectrumre.com.au

Sold Date 05-Oct-23

Distance 1.92km



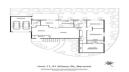
15 MCKENZIE LANE NARRE WARREN NORTH VIC 3804

■ 3 **►** 2 **○** 6

Sold Price

1780000 Sold Date 09-Dec-23

Distance 1.73km



12-16 FOX ROAD NARRE WARREN Sold Price NORTH VIC 3804

4 2 3

^{RS}1710000 Sold Date 22-Nov-23

Distance 1.37km

RS = Recent sale

UN = Undisclosed Sale

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