

## 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

2-4 Tudor Court Narre Warren VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$1,700,000

&

\$1,870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2020

to

31 May 2021

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

|  |             |           |
|--|-------------|-----------|
| 109-111 Fontaine Terrace Narre Warren North VIC 3804 | \$1,780,000 | 02-May-21 |
| 49-51 Rade Macut Court Narre Warren North VIC 3804   | \$1,850,000 | 24-Apr-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: 23 June 2021

**109-111 Fontaine Terrace Narre  
Warren North VIC 3804**

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Sold Price <sup>RS</sup> **\$1,780,000** Sold Date **02-May-21**Distance **3.21km****49-51 Rade Macut Court Narre  
Warren North VIC 3804**

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Sold Price **\$1,850,000** Sold Date **24-Apr-21**Distance **4.15km**

RS = Recent sale

UN = Undisclosed Sale

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