



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**34-36 Carmen Crescent,  
NARRE WARREN NORTH 3804**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,270,000 - \$1,370,000**

### Median sale price

Median **House** for **NARRE WARREN NORTH** for period **Oct 2018 - Sep 2019**

Sourced from **Core Logic**.

**\$1,201,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**29-31 Glenwood Road,**  
NARRE WARREN NORTH 3804

Price **\$155,000** Sold 29  
August 2019

**15 Glenwood Road,**  
NARRE WARREN NORTH 3804

Price **\$1,163,500** Sold 29  
July 2019

**114-116 Hallam North Road,**  
NARRE WARREN NORTH 3804

Price **\$1,000,000** Sold 24  
July 2019

This Statement of Information was prepared on 3rd Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

#### Grant's Estate Agents - Narre Warren

9 Webb Street,  
Narre Warren VIC 3805

#### Contact agents



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