



GRANGER

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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

80 Montbrae Circuit Narre Warren North VIC 3804

5 3 2

Indicative Selling Price

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

Range between \$950,000 & \$1,000,000




Median Sale Price

\$1,203,000 Houses in Narre warren north between 01 Sep 2018 - 31 Aug 2019

Source: CoreLogic

Comparable Property Sales

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.

	35 Montbrae Circuit Narre Warren North VIC 3804 5 2 2	Sold Price ^{RS} \$985,000	Sold Date 09-Aug-19	Distance 0.29km
	8 Tara Park Close Narre Warren North VIC 3804 5 4 3	Sold Price \$1,300,000	Sold Date 21-May-19	Distance 1.2km
	14 Rufus Court Narre Warren VIC 3805 6 6 5	Sold Price \$1,135,000	Sold Date 05-Jul-19	Distance 1.62km

RS = Recent sale UN = Undisclosed Sale

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