

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

3 LEMON TREE LANE 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

\$1,240,000

&

\$1,360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,690,000

Property type

House

Suburb

Narre Warren North

Period-from

01 May 2022

to

30 Apr 2023

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

7A MEMORIAL DRIVE NARRE WARREN NORTH VIC 3804	\$1,505,000	17-Jan-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.

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OBrien Real Estate

Victor Villella

P 0387940500

M 0412437064

E victor.villella@obrienrealestate.com.au



7A MEMORIAL DRIVE NARRE WARREN NORTH VIC 3804

4 2 3

Sold Price **\$1,505,000** Sold Date **17-Jan-23**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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