Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address Including suburb and postcode	17-19 HOME ROAD, NAR NAR GOON, VIC 3812

Indicative selling price

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

Price Range:	$850,000 to $920,000

Median sale price

Median price	$977,500	Property type	House	Suburb	NAR NAR GOON
Period	01 October 2021 to 30 September 2022	Source	pricefinder		

Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
10-12 BROWNING RD, NAR NAR GOON, VIC 3812	$920,000	21/07/2022

This Statement of Information was prepared on: 12/10/2022