



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 46 Montbrae Circuit, 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 \$1,030,000 - \$1,133,000**

### Median sale price

Median **House** for **NARRE WARREN NORTH** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$1,100,000**

### 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.

**53 Cambridge Drive,**  
Berwick 3806

Price **\$818,000** Sold 21  
August 2017

**41 Montbrae Circuit,**  
Narre Warren North 3804

Price **\$1,096,000** Sold 06  
June 2017

**22 Natren Court,**  
Harkaway 3806

Price **\$960,000** Sold 07 May  
2017

### 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 Pricefinder.

### Contact agents



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