

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 SWEET GUM AVENUE, NARRE

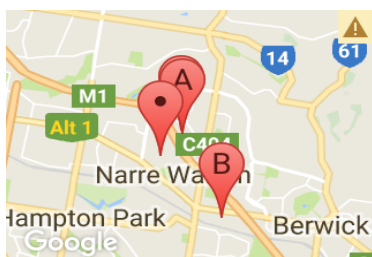
 3  1  -

Indicative Selling Price

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

Price Range: **\$570,000 to \$620,000**

MEDIAN SALE PRICE



NARRE WARREN, VIC, 3805

Suburb Median Sale Price (House)

\$550,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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



12 FRANCIS CRT, NARRE WARREN, VIC

 3  1  4

Sale Price

***\$585,000**

Sale Date: 22/09/2017

Distance from Property: 823m



35 KENT RD, NARRE WARREN, VIC 3805

 3  1  2

Sale Price

\$631,000

Sale Date: 30/07/2017

Distance from Property: 2.4km



23 BARONDI AVE, NARRE WARREN, VIC

 3  1  7

Sale Price

\$607,500

Sale Date: 27/06/2017

Distance from Property: 877m



This report has been compiled on 04/10/2017 by Keen Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 SWEET GUM AVENUE, NARRE WARREN, VIC 3805

Indicative selling price

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

Price Range:

\$570,000 to \$620,000

Median sale price

Median price

\$550,000

House

X

Unit

Suburb

NARRE WARREN

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
12 FRANCIS CRT, NARRE WARREN, VIC 3805	*\$585,000	22/09/2017
35 KENT RD, NARRE WARREN, VIC 3805	\$631,000	30/07/2017
23 BARONDI AVE, NARRE WARREN, VIC 3805	\$607,500	27/06/2017