

STATEMENT OF INFORMATION

180-184 CRANBOURNE ROAD, NARRE WARREN SOUTH, VIC 3805
PREPARED BY SHAN DIAS, WISE GROUP, PHONE: 0416 891 662



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



180-184 CRANBOURNE ROAD, NARRE







Indicative Selling Price

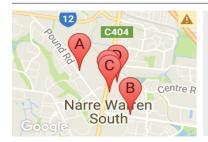
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$1,700,000 to \$1,800,000

Provided by: Shan Dias, Wise Group

MEDIAN SALE PRICE



NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

\$599,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

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.



1 CARRINGTON CRT, NARRE WARREN SOUTH, 📇 4 🕒 2







Sale Price

\$1,330,000

Sale Date: 30/05/2017

Distance from Property: 892m





142 GREAVES RD, NARRE WARREN SOUTH,







Sale Price

\$1,215,000

Sale Date: 05/05/2017

Distance from Property: 968m





3 LANSELL CL, NARRE WARREN SOUTH, VIC







Sale Price

*\$1.600.000

Sale Date: 23/09/2017

Distance from Property: 142m







16 KILGERRON CRT, NARRE WARREN SOUTH, 🚊 5 😓 2 😓 12



Sale Price

*\$1,425,000

Sale Date: 18/07/2017

Distance from Property: 273m



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

180-184 CRANBOURNE ROAD, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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Price Range: \$1,700,000 to \$1,800,000

Median sale price

Median price	\$599,000	House	Χ	Unit	Suburb	NARRE WARREN SOUTH
Period	01 October 2016 to 30 2017	Septembe	er	Source	p	ricefinder

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
1 CARRINGTON CRT, NARRE WARREN SOUTH, VIC 3805	\$1,330,000	30/05/2017
142 GREAVES RD, NARRE WARREN SOUTH, VIC 3805	\$1,215,000	05/05/2017
3 LANSELL CL, NARRE WARREN SOUTH, VIC 3805	*\$1,600,000	23/09/2017
16 KILGERRON CRT, NARRE WARREN SOUTH, VIC 3805	*\$1,425,000	18/07/2017

