

STATEMENT OF INFORMATION

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

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



180-184 CRANBOURNE ROAD, NARRE

 4  4  -

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: 

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  4

Sale Price

\$1,330,000

Sale Date: 30/05/2017

Distance from Property: 892m



142 GREAVES RD, NARRE WARREN SOUTH,

 4  2  7

Sale Price

\$1,215,000

Sale Date: 05/05/2017

Distance from Property: 968m



3 LANSELL CL, NARRE WARREN SOUTH, VIC

 5  3  4

Sale Price

***\$1,600,000**

Sale Date: 23/09/2017

Distance from Property: 142m



This report has been compiled on 23/10/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

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

Price Range:

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

Median sale price

Median price

\$599,000

House

X

Unit


Suburb

NARRE WARREN SOUTH

Period

01 October 2016 to 30 September 2017

Source



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