

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 ENGLAND WALK, NARRE WARREN

 5  2  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 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.



7 MELDRUM CRT, NARRE WARREN SOUTH,

 4  2  1

Sale Price

\$580,500

Sale Date: 28/08/2017

Distance from Property: 351m



2 FLEET ST, NARRE WARREN SOUTH, VIC 3805

 4  2  2

Sale Price

***\$613,000**

Sale Date: 11/08/2017

Distance from Property: 1.2km



14 ENGLAND WALK, NARRE WARREN SOUTH,

 4  2  1

Sale Price

\$595,000

Sale Date: 03/07/2017

Distance from Property: 163m



This report has been compiled on 31/10/2017 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

25 ENGLAND WALK, NARRE WARREN SOUTH, 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

\$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
7 MELDRUM CRT, NARRE WARREN SOUTH, VIC 3805	\$580,500	28/08/2017
2 FLEET ST, NARRE WARREN SOUTH, VIC 3805	*\$613,000	11/08/2017
14 ENGLAND WALK, NARRE WARREN SOUTH, VIC 3805	\$595,000	03/07/2017