

# STATEMENT OF INFORMATION

2/ 6-8 SYLVANWOOD CRESCENT, NARRE WARREN, VIC 3805

PREPARED BY SHAN DIAS, WISE GROUP, PHONE: 0416 891 662

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/ 6-8 SYLVANWOOD CRESCENT, NARRE**  3  2  1

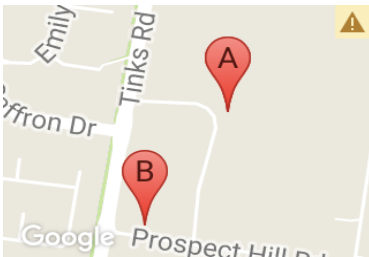
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **560,000 to \$575,000**

Provided by: Shan Dias, Wise Group

## MEDIAN SALE PRICE



**NARRE WARREN, VIC, 3805**

Suburb Median Sale Price (Unit)

**\$388,250**

01 January 2017 to 31 December 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**14 SYLVANWOOD CRES, NARRE WARREN, VIC**  2  1  1

Sale Price

**Price Withheld**

Sale Date: 22/12/2017

Distance from Property: 0m



**1/3 PROSPECT HILL RD, NARRE WARREN, VIC**  2  1  1

Sale Price

**\*\$516,000**

Sale Date: 09/12/2017

Distance from Property: 243m



This report has been compiled on 08/02/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

2/ 6-8 SYLVANWOOD CRESCENT, NARRE WARREN, VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: 560,000 to \$575,000

### Median sale price

Median price

\$388,250

House

Unit

X

Suburb

NARRE WARREN

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
14 SYLVANWOOD CRES, NARRE WARREN, VIC 3805	Price Withheld	22/12/2017
1/3 PROSPECT HILL RD, NARRE WARREN, VIC 3805	*\$516,000	09/12/2017