

-GR8 EST8 **A G E N T S**

STATEMENT OF INFORMATION

4 COLWYN DRIVE, NARRE WARREN SOUTH, VIC 3805

PREPARED BY TONY, GR8 EST8 AGENTS, PHONE: 0412535195

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 COLWYN DRIVE, NARRE WARREN

4 2 4

Indicative Selling Price

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

Single Price: **\$699,500**

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

\$620,000

01 January 2017 to 31 December 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.



13 BUSTER CRT, NARRE WARREN SOUTH, VIC

4 2 2

Sale Price

***\$705,000**

Sale Date: 02/11/2017

Distance from Property: 511m



297 ORMOND RD, NARRE WARREN SOUTH,

4 2 4

Sale Price

\$665,000

Sale Date: 03/10/2017

Distance from Property: 283m



268 ORMOND RD, NARRE WARREN SOUTH,

4 2 2

Sale Price

***\$738,000**

Sale Date: 01/03/2018

Distance from Property: 93m



This report has been compiled on 10/03/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - 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

4 COLWYN DRIVE, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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

Single Price: \$699,500

Median sale price

Median price

\$620,000

House

X

Unit


Suburb

NARRE WARREN SOUTH

Period

01 January 2017 to 31 December 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
13 BUSTER CRT, NARRE WARREN SOUTH, VIC 3805	*\$705,000	02/11/2017
297 ORMOND RD, NARRE WARREN SOUTH, VIC 3805	\$665,000	03/10/2017
268 ORMOND RD, NARRE WARREN SOUTH, VIC 3805	*\$738,000	01/03/2018