

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

STATEMENT OF INFORMATION

2 FRANCIS COURT, NARRE WARREN, VIC 3805

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 FRANCIS COURT, NARRE WARREN, VIC  3  2  1

Indicative Selling Price

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

Price Range: \$595,000 to \$650,000

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



NARRE WARREN, VIC, 3805

Suburb Median Sale Price (House)

\$612,250

01 April 2017 to 31 March 2018

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.



12 CHATEAU AVE, NARRE WARREN, VIC 3805  3  1  4

Sale Price

***\$639,000**

Sale Date: 28/04/2018

Distance from Property: 841m



25 SHIRAZ CRES, NARRE WARREN, VIC 3805  4  2  2

Sale Price

***\$670,000**

Sale Date: 25/04/2018

Distance from Property: 593m



22 FRANLEIGH DR, NARRE WARREN, VIC 3805  3  1  2

Sale Price

***\$615,000**

Sale Date: 20/02/2018

Distance from Property: 150m



This report has been compiled on 21/05/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - 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

2 FRANCIS COURT, NARRE WARREN, VIC 3805

Indicative selling price

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

Price Range:

\$595,000 to \$650,000

Median sale price

Median price

\$612,250

House

X

Unit

Suburb

NARRE WARREN

Period

01 April 2017 to 31 March 2018

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
12 CHATEAU AVE, NARRE WARREN, VIC 3805	*\$639,000	28/04/2018
25 SHIRAZ CRES, NARRE WARREN, VIC 3805	*\$670,000	25/04/2018
22 FRANLEIGH DR, NARRE WARREN, VIC 3805	*\$615,000	20/02/2018