



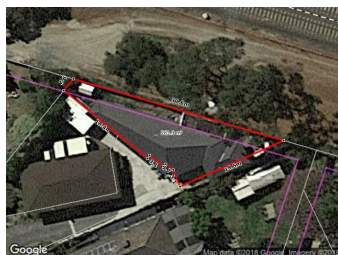
# STATEMENT OF INFORMATION

2/47 UPTON CRESCENT, NARRE WARREN, VIC 3805

PREPARED BY ALEX AZIMI, GR8 EST8 AGENTS, PHONE: 0402484299

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/47 UPTON CRESCENT, NARRE WARREN,**  3  2  1

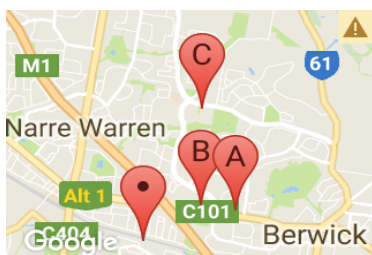
### Indicative Selling Price

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

**Price Range: \$480,000 to \$528,000**

Provided by: Alex Azimi, Gr8 Est8 Agents

## MEDIAN SALE PRICE



### NARRE WARREN, VIC, 3805

Suburb Median Sale Price (Other)

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.



**10/5 WILLIAM RD, BERWICK, VIC 3806**  2  1  2

Sale Price

**\$525,300**

Sale Date: 24/02/2018

Distance from Property: 1.3km



**30/12 GRANT CL, BERWICK, VIC 3806**  3  2  1

Sale Price

**\$500,000**

Sale Date: 04/12/2017

Distance from Property: 909m



**8/40 WARRAWONG DR, BERWICK, VIC 3806**  3  2  1

Sale Price

**\*\$510,000**

Sale Date: 13/03/2018

Distance from Property: 2km



This report has been compiled on 30/05/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

2/47 UPTON 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:

\$480,000 to \$528,000

Median sale price

Median price

House

Unit

X


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
10/5 WILLIAM RD, BERWICK, VIC 3806	\$525,300	24/02/2018
30/12 GRANT CL, BERWICK, VIC 3806	\$500,000	04/12/2017
8/40 WARRAWONG DR, BERWICK, VIC 3806	*\$510,000	13/03/2018