

STATEMENT OF INFORMATION

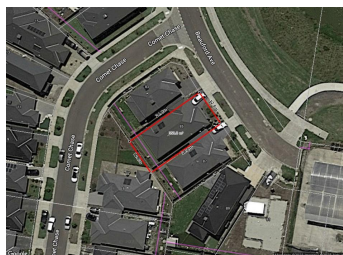
85 BEAUFORD AVENUE, NARRE WARREN SOUTH, VIC 3805

PREPARED BY TONY MUAREMOV, GR8 EST8 AGENTS, PHONE: 0412535195



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



85 BEAUFORD AVENUE, NARRE

3 2 2

Indicative Selling Price

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

Price Range: \$700,000 to \$770,000

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

\$810,000

01 January 2022 to 31 December 2022

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.



11 GOSSAMER WAY, NARRE WARREN

4 2 2

Sale Price

\$730,000

Sale Date: 14/09/2022

Distance from Property: 280m



22 GOSSAMER WAY, NARRE WARREN

4 2 2

Sale Price

\$780,000

Sale Date: 12/12/2022

Distance from Property: 302m



20 HARTLAND DR, CRANBOURNE NORTH,

3 2 2

Sale Price

\$700,000

Sale Date: 30/08/2022

Distance from Property: 587m



This report has been compiled on 20/03/2023 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2023 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

85 BEAUFORD AVENUE, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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

Price Range:

\$700,000 to \$770,000

Median sale price

Median price

\$810,000

Property type

Vacant Land

Suburb

NARRE WARREN
SOUTH

Period

01 January 2022 to 31 December
2022

Source

pricfinder

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

Price

Date of sale

11 GOSSAMER WAY, NARRE WARREN SOUTH, VIC 3805	\$730,000	14/09/2022
22 GOSSAMER WAY, NARRE WARREN SOUTH, VIC 3805	\$780,000	12/12/2022
20 HARTLAND DR, CRANBOURNE NORTH, VIC 3977	\$700,000	30/08/2022

This Statement of Information was prepared

20/03/2023