

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

STATEMENT OF INFORMATION

11 WOOL SHED ROAD, NARRE WARREN SOUTH, VIC 3805

PREPARED BY GR8 EST8 AGENTS, EMAIL: LIRON@GR8EST8AGENTS.COM.AU

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 WOOL SHED ROAD, NARRE WARREN

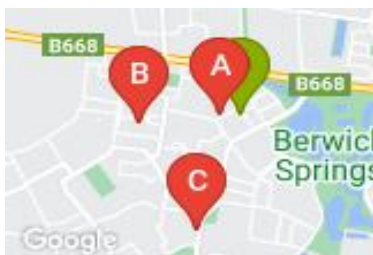
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Indicative Selling Price

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

Price Range: \$860,000 to \$940,000

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 KIPPENROSS DR, NARRE WARREN SOUTH,

4 2 2

Sale Price

\$852,000

Sale Date: 18/11/2022

Distance from Property: 133m



2 FLORAL GDNS, NARRE WARREN SOUTH, VIC

5 2 2

Sale Price

***\$887,654**

Sale Date: 24/01/2023

Distance from Property: 664m



117 BERWICK SPRINGS PROM, NARRE

4 2 2

Sale Price

***\$910,000**

Sale Date: 14/02/2023

Distance from Property: 882m



This report has been compiled on 10/03/2023 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 1980

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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 WOOL SHED ROAD, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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

Price Range:

\$860,000 to \$940,000

Median sale price

Median price

\$810,000

Property type

House

Suburb

NARRE WARREN
SOUTH

Period

01 January 2022 to 31 December
2022

Source

pricefinder

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

11 KIPPENROSS DR, NARRE WARREN SOUTH, VIC 3805	\$852,000	18/11/2022
2 FLORAL GDNS, NARRE WARREN SOUTH, VIC 3805	*\$887,654	24/01/2023
117 BERWICK SPRINGS PROM, NARRE WARREN SOUTH, VIC 3805	*\$910,000	14/02/2023

This Statement of Information was prepared on:

10/03/2023