

STATEMENT OF INFORMATION

42 CRICKLEWOOD CIRCUIT, NARRE WARREN, VIC 3805

PREPARED BY TAMAGOLD PROPERTY SOLUTIONS, EMAIL: SALES@TAMAGOLD.COM





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42 CRICKLEWOOD CIRCUIT, NARRE

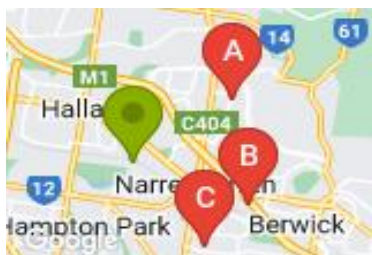
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Indicative Selling Price

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

Price Range: **\$830,000 to \$865,000**

MEDIAN SALE PRICE



NARRE WARREN, VIC, 3805

Suburb Median Sale Price (House)

\$726,250

01 April 2022 to 31 March 2023

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.



86 KURRAJONG RD, NARRE WARREN, VIC

4 2 2

Sale Price

\$870,000

Sale Date: 15/09/2022

Distance from Property: 3.1km



26 SALLYBROOK CCT, NARRE WARREN, VIC

4 2 2

Sale Price

***\$820,000**

Sale Date: 24/04/2023

Distance from Property: 3.2km



6 FEODORA CRES, NARRE WARREN, VIC 3805

4 3 2

Sale Price

\$928,000

Sale Date: 14/12/2022

Distance from Property: 3km



This report has been compiled on 23/05/2023 by Tamagold Property Solutions. 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

42 CRICKLEWOOD CIRCUIT, NARRE WARREN, VIC 3805

Indicative selling price

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

Price Range:

\$830,000 to \$865,000

Median sale price

Median price

\$726,250

Property type

Other

Suburb

NARRE WARREN

Period

01 April 2022 to 31 March 2023

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

86 KURRAJONG RD, NARRE WARREN, VIC 3805	\$870,000	15/09/2022
26 SALLYBROOK CCT, NARRE WARREN, VIC 3805	*\$820,000	24/04/2023
6 FEODORA CRES, NARRE WARREN, VIC 3805	\$928,000	14/12/2022

This Statement of Information was prepared on:

23/05/2023