

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/5 JARRAH COURT, NARRE WARREN,

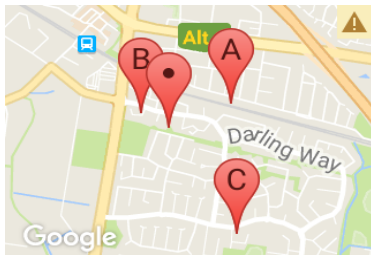
 2  1  1

Indicative Selling Price

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

Price Range: \$380,000 to \$420,000

MEDIAN SALE PRICE



NARRE WARREN, VIC, 3805

Suburb Median Sale Price (Unit)

\$350,000

01 July 2016 to 30 June 2017

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.



84 SWEENEY DR, NARRE WARREN, VIC 3805

 2  -  -

Sale Price

\$408,000

Sale Date: 13/04/2017

Distance from Property: 440m



17 REDWOOD CRT, NARRE WARREN, VIC 3805

 3  1  1

Sale Price

\$396,500

Sale Date: 06/06/2017

Distance from Property: 207m



1/2 REDGUM PL, NARRE WARREN, VIC 3805

 3  1  2

Sale Price

\$386,500

Sale Date: 09/05/2017

Distance from Property: 879m



This report has been compiled on 08/08/2017 by LJ Hooker Cranbourne. Property Data Solutions Pty Ltd 2017 - 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

2/5 JARRAH COURT, NARRE WARREN, VIC 3805

Indicative selling price

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

Price Range:

\$380,000 to \$420,000

Median sale price

Median price

\$350,000

House

X

Unit


Suburb

NARRE WARREN

Period

01 July 2016 to 30 June 2017

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
84 SWEENEY DR, NARRE WARREN, VIC 3805	\$408,000	13/04/2017
17 REDWOOD CRT, NARRE WARREN, VIC 3805	\$396,500	06/06/2017
1/2 REDGUM PL, NARRE WARREN, VIC 3805	\$386,500	09/05/2017