

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



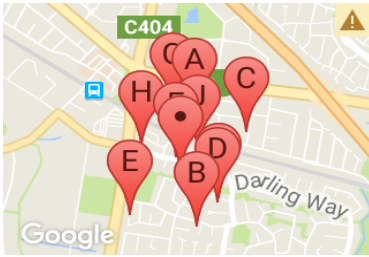
3 JARRAH COURT, NARRE WARREN, VIC 3 1 4

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



NARRE WARREN, VIC, 3805

Suburb Median Sale Price (House)

\$526,000

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.



8 KENT RD, NARRE WARREN, VIC 3805

4 1 2

Sale Price

\$480,000

Sale Date: 18/02/2017

Distance from Property: 421m



9 MALVERN PL, NARRE WARREN, VIC 3805

3 1 1

Sale Price

\$485,000

Sale Date: 06/03/2017

Distance from Property: 412m



22 DUNKINSON ST, NARRE WARREN, VIC 3805 3 1 2

Sale Price

\$536,000

Sale Date: 01/05/2017

Distance from Property: 511m

This report has been compiled on 08/08/2017 by Unlock Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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3 ST JOHNS CRT, NARRE WARREN, VIC 3805

 3  1  1

Sale Price
***\$537,000**

Sale Date: 08/07/2017

Distance from Property: 328m



6 BURWOOD CRT, NARRE WARREN, VIC 3805

 3  1  2

Sale Price
Price Withheld

Sale Date: 28/05/2017

Distance from Property: 455m



30 SAXONWOOD DR, NARRE WARREN, VIC

 3  1  2

Sale Price
\$550,000

Sale Date: 22/05/2017

Distance from Property: 105m



27 MORAN ST, NARRE WARREN, VIC 3805

 3  1  1

Sale Price
\$590,000

Sale Date: 20/03/2017

Distance from Property: 455m



6 SAXONWOOD DR, NARRE WARREN, VIC

 3  1  2

Sale Price
***\$597,500**

Sale Date: 14/06/2017

Distance from Property: 316m





15 ST JOHNS CRT, NARRE WARREN, VIC 3805



Sale Price

***\$638,000**

Sale Date: 03/07/2017

Distance from Property: 312m



29 BRADLEY TCE, NARRE WARREN, VIC 3805



Sale Price

***\$650,000**

Sale Date: 01/07/2017

Distance from Property: 187m



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

3 JARRAH COURT, NARRE WARREN, VIC 3805

Indicative selling price

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

Price Range:

Median sale price

Median price

\$526,000

House

Unit

Suburb

NARRE WARREN

Period

01 July 2016 to 30 June 2017

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 property	Price	Date of sale
8 KENT RD, NARRE WARREN, VIC 3805	\$480,000	18/02/2017
9 MALVERN PL, NARRE WARREN, VIC 3805	\$485,000	06/03/2017
22 DUNKINSON ST, NARRE WARREN, VIC 3805	\$536,000	01/05/2017
3 ST JOHNS CRT, NARRE WARREN, VIC 3805	*\$537,000	08/07/2017

6 BURWOOD CRT, NARRE WARREN, VIC 3805	Price Withheld	28/05/2017
30 SAXONWOOD DR, NARRE WARREN, VIC 3805	\$550,000	22/05/2017
27 MORAN ST, NARRE WARREN, VIC 3805	\$590,000	20/03/2017
6 SAXONWOOD DR, NARRE WARREN, VIC 3805	*\$597,500	14/06/2017
15 ST JOHNS CRT, NARRE WARREN, VIC 3805	*\$638,000	03/07/2017
29 BRADLEY TCE, NARRE WARREN, VIC 3805	*\$650,000	01/07/2017