

STATEMENT OF INFORMATION

63 LOXLEY BOULEVARD, NARRE WARREN SOUTH, VIC 3805

PREPARED BY GOLDBANK REAL ESTATE GROUP



G O L D B A N K

REAL ESTATE GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



63 LOXLEY BOULEVARD, NARRE

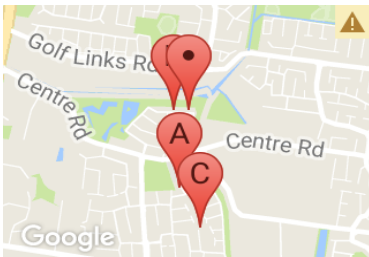
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Indicative Selling Price

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

Price Range: **710,000 to 760,000**

MEDIAN SALE PRICE



NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

\$642,500

01 April 2017 to 31 March 2018

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.



3 MESSINA PL, NARRE WARREN SOUTH, VIC

4 2 2

Sale Price

***\$736,000**

Sale Date: 10/05/2018

Distance from Property: 559m



53 LOXLEY BVD, NARRE WARREN SOUTH, VIC

4 2 2

Sale Price

\$740,000

Sale Date: 18/11/2017

Distance from Property: 93m



11 VIEWMOUNT CRT, NARRE WARREN

3 2 2

Sale Price

\$710,000

Sale Date: 14/02/2018

Distance from Property: 839m



This report has been compiled on 16/05/2018 by Goldbank Real Estate Group. Property Data Solutions Pty Ltd 2018 - 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

63 LOXLEY BOULEVARD, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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Price Range: 710,000 to 760,000

Median sale price

Median price \$642,500

House

Unit

Suburb

NARRE WARREN
SOUTH

Period 01 April 2017 to 31 March 2018

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
3 MESSINA PL, NARRE WARREN SOUTH, VIC 3805	*\$736,000	10/05/2018
53 LOXLEY BVD, NARRE WARREN SOUTH, VIC 3805	\$740,000	18/11/2017
11 VIEWMOUNT CRT, NARRE WARREN SOUTH, VIC 3805	\$710,000	14/02/2018