

-GR8
EST8
AGENTS

STATEMENT OF INFORMATION

4 ROBINIA COURT, 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



4 ROBINIA COURT, NARRE WARREN

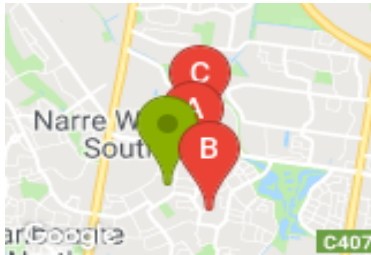
5 2 2

Indicative Selling Price

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

Price Range: **\$750,000 to \$820,000**

MEDIAN SALE PRICE



NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

\$650,000

01 July 2017 to 30 June 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.



9 GARDENIA CRT, NARRE WARREN SOUTH,

4 2 2

Sale Price

\$725,000

Sale Date: 06/03/2018

Distance from Property: 399m



10 ZENITH PL, NARRE WARREN SOUTH, VIC

4 2 2

Sale Price

\$915,000

Sale Date: 17/02/2018

Distance from Property: 645m



54 WOOD RD, NARRE WARREN SOUTH, VIC

4 2 2

Sale Price

\$792,000

Sale Date: 19/04/2018

Distance from Property: 843m



This report has been compiled on 07/07/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

4 ROBINIA COURT, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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

Price Range: \$750,000 to \$820,000

Median sale price

Median price \$650,000

House

Unit

Suburb

NARRE WARREN
SOUTH

Period 01 July 2017 to 30 June 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
9 GARDENIA CRT, NARRE WARREN SOUTH, VIC 3805	\$725,000	06/03/2018
10 ZENITH PL, NARRE WARREN SOUTH, VIC 3805	\$915,000	17/02/2018
54 WOOD RD, NARRE WARREN SOUTH, VIC 3805	\$792,000	19/04/2018