



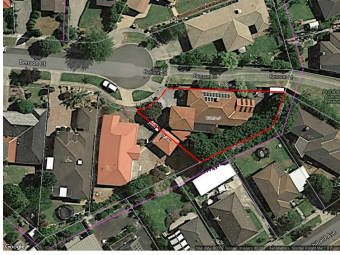
STATEMENT OF INFORMATION

9 BENSON COURT, NARRE WARREN, VIC 3805

PREPARED BY FLORIS ANTONIDES, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 BENSON COURT, NARRE WARREN, VIC  4  2  2

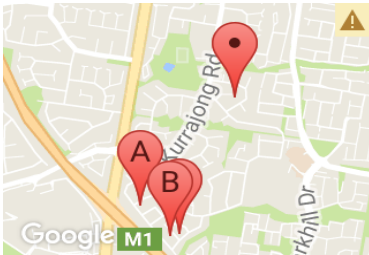
Indicative Selling Price

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

Price Range: **\$610,000 to \$670,000**

Provided by: floris antonides, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



NARRE WARREN, VIC, 3805

Suburb Median Sale Price (House)

\$570,000

01 January 2017 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.



35 CALLISTEMON CRES, NARRE WARREN, VIC  4  2  2

Sale Price

***\$646,500**

Sale Date: 26/06/2017

Distance from Property: 992m



3 LASIANDRA CCT, NARRE WARREN, VIC 3805  4  2  2

Sale Price

***\$652,000**

Sale Date: 23/06/2017

Distance from Property: 1.1km



50 SANDALWOOD DR, NARRE WARREN, VIC  4  2  2

Sale Price

***\$680,000**

Sale Date: 23/05/2017

Distance from Property: 1km



This report has been compiled on 31/07/2017 by Ian Reid Vendor Advocates. 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

9 BENSON COURT, NARRE WARREN, VIC 3805

Indicative selling price

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

Price Range: \$610,000 to \$670,000

Median sale price

Median price \$570,000

House

Unit

Suburb

NARRE WARREN

Period 01 January 2017 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
35 CALLISTEMON CRES, NARRE WARREN, VIC 3805	*\$646,500	26/06/2017
3 LASIANDRA CCT, NARRE WARREN, VIC 3805	*\$652,000	23/06/2017
50 SANDALWOOD DR, NARRE WARREN, VIC 3805	*\$680,000	23/05/2017