

STATEMENT OF INFORMATION

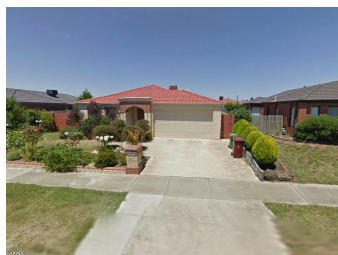
3 AVENDON COURT, NARRE WARREN SOUTH, VIC 3805

PREPARED BY THOMAS ALOYSIUS, FREEDOM PROPERTY, PHONE: 0433 019 756



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 AVENDON COURT, NARRE WARREN

4 2 2

Indicative Selling Price

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

Price Range: **730,000 to \$770,000**

Provided by: Thomas Aloysius, Freedom Property

MEDIAN SALE PRICE



NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

\$640,000

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.



16 CHAMPAGNE GR, NARRE WARREN SOUTH,

4 2 2

Sale Price

\$761,500

Sale Date: 11/09/2017

Distance from Property: 489m



3 PARISH CRT, NARRE WARREN SOUTH, VIC

4 2 2

Sale Price

\$750,000

Sale Date: 13/01/2018

Distance from Property: 165m



5 BUNDOORA CRT, NARRE WARREN SOUTH,

4 2 2

Sale Price

****\$735,000**

Sale Date: 19/02/2018

Distance from Property: 387m



This report has been compiled on 12/04/2018 by Freedom Property. 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

3 AVENDON COURT, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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

Price Range:

730,000 to \$770,000

Median sale price

Median price

\$640,000

House

X

Unit

Suburb

NARRE WARREN SOUTH

Period

01 April 2017 to 31 March 2018

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
16 CHAMPAGNE GR, NARRE WARREN SOUTH, VIC 3805	\$761,500	11/09/2017
3 PARISH CRT, NARRE WARREN SOUTH, VIC 3805	\$750,000	13/01/2018
5 BUNDOORA CRT, NARRE WARREN SOUTH, VIC 3805	**\$735,000	19/02/2018