

STATEMENT OF INFORMATION

48 GRENFELL RISE, NARRE WARREN SOUTH, VIC 3805

PREPARED BY TONY MUAREMOV, GR8 EST8 AGENTS, PHONE: 0412535195



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



48 GRENFELL RISE, NARRE WARREN

4 2 2

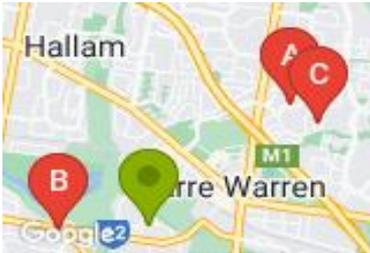
Indicative Selling Price

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

Price Range: **\$1,250,000 to \$1,350,000**

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

01 January 2023 to 31 December 2023

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 KALMIA CRT, NARRE WARREN, VIC 3805

5 3 4

Sale Price

***\$1,200,000**

Sale Date: 23/01/2024

Distance from Property: 2.5km



7 REDLEAF CL, HAMPTON PARK, VIC 3976

4 2 2

Sale Price

\$1,188,888

Sale Date: 06/09/2023

Distance from Property: 1.2km



60 RYELANDS DR, NARRE WARREN, VIC 3805

4 3 3

Sale Price

\$1,300,000

Sale Date: 03/08/2023

Distance from Property: 2.6km



This report has been compiled on 05/02/2024 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

48 GRENFELL RISE, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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

Price Range: \$1,250,000 to \$1,350,000

Median sale price

Median price

Property type

House

Suburb

NARRE WARREN
SOUTH

Period

01 January 2023 to 31 December
2023

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

3 KALMIA CRT, NARRE WARREN, VIC 3805	*\$1,200,000	23/01/2024
7 REDLEAF CL, HAMPTON PARK, VIC 3976	\$1,188,888	06/09/2023
60 RYELANDS DR, NARRE WARREN, VIC 3805	\$1,300,000	03/08/2023

This Statement of Information was prepared on:

05/02/2024