

STATEMENT OF INFORMATION

25 DIAMOND COURT, NARRE WARREN NORTH, VIC 3804

PREPARED BY JOHN SPRAKEL, BERWICK ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 DIAMOND COURT, NARRE WARREN

 3  2  2

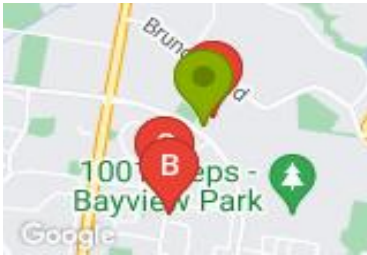
Indicative Selling Price

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

Price Range: **\$790,000 to \$850,000**

Provided by: John Sprakel, Berwick Estate Agents

MEDIAN SALE PRICE



NARRE WARREN NORTH, VIC, 3804

Suburb Median Sale Price (House)

\$1,710,000

01 October 2021 to 30 September 2022

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.



8 DIAMOND CRT, NARRE WARREN NORTH,

 3  2  6

Sale Price

\$760,000

Sale Date: 12/07/2022

Distance from Property: 75m



86 KURRAJONG RD, NARRE WARREN, VIC

 4  2  2

Sale Price

***\$870,000**

Sale Date: 14/09/2022

Distance from Property: 669m



113 KURRAJONG RD, NARRE WARREN, VIC

 4  2  2

Sale Price

\$825,000

Sale Date: 18/06/2022

Distance from Property: 555m



This report has been compiled on 06/12/2022 by Berwick Estate Agents. Property Data Solutions Pty Ltd 2022 - 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

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 the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

25 DIAMOND COURT, NARRE WARREN NORTH, VIC 3804

Indicative selling price

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

Price Range:

\$790,000 to \$850,000

Median sale price

Median price

\$1,710,000

Property type

House

Suburb

NARRE WARREN
NORTH

Period

01 October 2021 to 30 September
2022

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

8 DIAMOND CRT, NARRE WARREN NORTH, VIC 3804	\$760,000	12/07/2022
86 KURRAJONG RD, NARRE WARREN, VIC 3805	*\$870,000	14/09/2022
113 KURRAJONG RD, NARRE WARREN, VIC 3805	\$825,000	18/06/2022

This Statement of Information was prepared on:

06/12/2022