

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17-19 BAILEY ROAD, NARRE WARREN

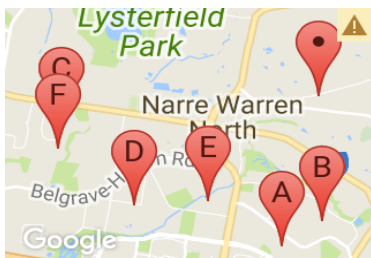
4 bedrooms, 2 bathrooms, - car spaces

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$1,070,000 to \$1,150,000**

Provided by: Matt Koster, Alex Scott Pakenham

MEDIAN SALE PRICE



NARRE WARREN NORTH, VIC, 3804

Suburb Median Sale Price (House)

\$1,117,500

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.



12 HARRIES CRT, NARRE WARREN NORTH,

4 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

****\$850,000**

Sale Date: 23/02/2018

Distance from Property: 2.2km



12 TOM GEARON CRT, NARRE WARREN

4 bedrooms, 3 bathrooms, 4 car spaces

Sale Price

***\$1,295,000**

Sale Date: 23/03/2018

Distance from Property: 1.8km



76 FONTAINE TCE, NARRE WARREN NORTH,

4 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

***\$1,450,000**

Sale Date: 07/03/2018

Distance from Property: 3.4km



This report has been compiled on 04/04/2018 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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**11 AVONWOOD RD, NARRE WARREN NORTH,**  **3**  **2**  **4**

Sale Price

***\$1,090,000**

Sale Date: 24/03/2018

Distance from Property: 2.9km

**3 CHARL CL, NARRE WARREN NORTH, VIC**  **4**  **3**  **3**

Sale Price

\$1,257,000

Sale Date: 11/11/2017

Distance from Property: 2.1km

**7 MACLAINE CRT, NARRE WARREN NORTH,**  **3**  **3**  **6**

Sale Price

\$1,261,000

Sale Date: 26/10/2017

Distance from Property: 3.5km



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

17-19 BAILEY ROAD, NARRE WARREN NORTH, VIC 3804

Indicative selling price

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

Price Range:

\$1,070,000 to \$1,150,000

Median sale price

Median price

\$1,117,500

House

X

Unit

Suburb

NARRE WARREN NORTH

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
12 HARRIES CRT, NARRE WARREN NORTH, VIC 3804	**\$850,000	23/02/2018
12 TOM GEARON CRT, NARRE WARREN NORTH, VIC 3804	*\$1,295,000	23/03/2018
76 FONTAINE TCE, NARRE WARREN NORTH, VIC 3804	*\$1,450,000	07/03/2018
11 AVONWOOD RD, NARRE WARREN NORTH, VIC 3804	*\$1,090,000	24/03/2018

3 CHARL CL, NARRE WARREN NORTH, VIC 3804	\$1,257,000	11/11/2017
7 MACLAINE CRT, NARRE WARREN NORTH, VIC 3804	\$1,261,000	26/10/2017