

# STATEMENT OF INFORMATION

6/138 FLEETWOOD DRIVE, NARRE WARREN, VIC 3805

PREPARED BY MARIE LEONG, WISE GROUP, PHONE: 0450 105 165

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6/138 FLEETWOOD DRIVE, NARRE**

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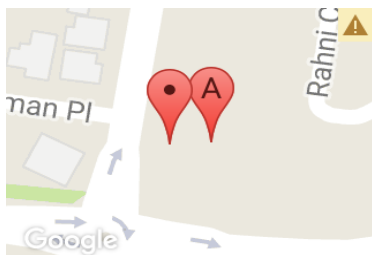
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: 435,000 to 475,000**

Provided by: Marie Leong, Wise Group

## MEDIAN SALE PRICE



**NARRE WARREN, VIC, 3805**

**Suburb Median Sale Price (Unit)**

**\$370,000**

01 October 2016 to 30 September 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.



**5/138 FLEETWOOD DR, NARRE WARREN, VIC**

 2  1  1

**Sale Price**

**\*\$428,000**

Sale Date: 17/10/2017

Distance from Property: 16m



**44 LANTANA DR, NARRE WARREN, VIC 3805**

 2  1  -

**Sale Price**

**\*\$388,000**

Sale Date: 24/10/2017

Distance from Property: 689m



**13 NANDINA RD, NARRE WARREN, VIC 3805**

 3  1  1

**Sale Price**

**Price Withheld**

Sale Date: 29/10/2017

Distance from Property: 376m

This report has been compiled on 21/12/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

6/138 FLEETWOOD DRIVE, NARRE WARREN, VIC 3805

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: 435,000 to 475,000

Median sale price

Median price

\$370,000

House

Unit

X


Suburb

NARRE WARREN

Period

01 October 2016 to 30 September 2017

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
5/138 FLEETWOOD DR, NARRE WARREN, VIC 3805	*\$428,000	17/10/2017
44 LANTANA DR, NARRE WARREN, VIC 3805	*\$388,000	24/10/2017
13 NANDINA RD, NARRE WARREN, VIC 3805	Price Withheld	29/10/2017