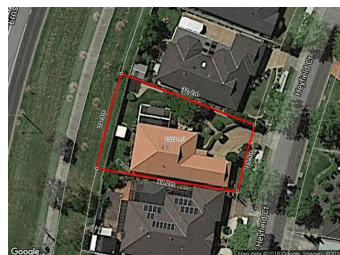


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 HEYFIELD COURT, NARRE WARREN,**

4 2 2

**Indicative Selling Price**

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

**Price Range: \$650,000 to \$695,000**

Provided by: Marie Kovacs, Eview Group South East

## MEDIAN SALE PRICE



**NARRE WARREN, VIC, 3805**

**Suburb Median Sale Price (House)**

**\$612,250**

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.



**2 ACRE CRT, NARRE WARREN, VIC 3805**

4 2 2

**Sale Price**

**\*\$688,000**

Sale Date: 08/05/2018

Distance from Property: 648m



**3 PAMELA CRT, NARRE WARREN, VIC 3805**

4 2 3

**Sale Price**

**\$678,000**

Sale Date: 21/02/2018

Distance from Property: 1.2km



**16 PROSPECT HILL RD, NARRE WARREN, VIC**

4 2 2

**Sale Price**

**\$680,000**

Sale Date: 29/01/2018

Distance from Property: 1.3km



This report has been compiled on 22/06/2018 by Eview Group South East. Property Data Solutions Pty Ltd 2018 - [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

3 HEYFIELD COURT, 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:

\$650,000 to \$695,000

Median sale price

Median price

\$612,250

House

X

Unit

Suburb

NARRE WARREN

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 |
|---------------------------------------------|------------|--------------|
| 2 ACRE CRT, NARRE WARREN, VIC 3805          | *\$688,000 | 08/05/2018   |
| 3 PAMELA CRT, NARRE WARREN, VIC 3805        | \$678,000  | 21/02/2018   |
| 16 PROSPECT HILL RD, NARRE WARREN, VIC 3805 | \$680,000  | 29/01/2018   |