



STATEMENT OF INFORMATION

4 EDWIN STREET, NARRE WARREN SOUTH, VIC 3805

PREPARED BY SIMON MURPHY, JUST REALTY INTERNATIONAL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 EDWIN STREET, NARRE WARREN

 5  2  2

Indicative Selling Price

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

Price Range: \$970,000 to \$1,050,000

Provided by: Simon Murphy, Just Realty International

MEDIAN SALE PRICE



NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

\$800,000

01 July 2022 to 30 June 2023

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 SHAMROCK CL, NARRE WARREN SOUTH,

 5  2  2

Sale Price

***\$930,000**

Sale Date: 05/08/2023

Distance from Property: 834m



33 LOUISE BAILLE AVE, NARRE WARREN

 5  2  2

Sale Price

\$1,050,000

Sale Date: 27/07/2023

Distance from Property: 102m



11 KNOX ST, BERWICK, VIC 3806

 4  4  2

Sale Price

***\$990,000**

Sale Date: 09/08/2023

Distance from Property: 1.1km



This report has been compiled on 08/09/2023 by Just Realty International. Property Data Solutions Pty Ltd 2023 - 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

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

4 EDWIN STREET, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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

Price Range:

\$970,000 to \$1,050,000

Median sale price

Median price

\$800,000

Property type

House

Suburb

NARRE WARREN
SOUTH

Period

01 July 2022 to 30 June 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

5 SHAMROCK CL, NARRE WARREN SOUTH, VIC 3805	*\$930,000	05/08/2023
33 LOUISE BAILLE AVE, NARRE WARREN SOUTH, VIC 3805	\$1,050,000	27/07/2023
11 KNOX ST, BERWICK, VIC 3806	*\$990,000	09/08/2023

This Statement of Information was prepared on:

08/09/2023