



# 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







**Indicative Selling Price** 

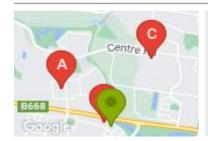
For the meaning of this price see consumer.vic.au/underquoting

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: **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.



# 5 SHAMROCK CL, NARRE WARREN SOUTH,







Sale Price

\*\$930,000

Sale Date: 05/08/2023

Distance from Property: 834m





# 33 LOUISE BAILLE AVE, NARRE WARREN









Sale Price

\$1,050,000

Sale Date: 27/07/2023

Distance from Property: 102m





11 KNOX ST, BERWICK, VIC 3806







Sale Price

\*\$990.000

Sale Date: 09/08/2023

Distance from Property: 1.1km



# 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/underguoting

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	pricefinder	

#### 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

