

STATEMENT OF INFORMATION

8 SYLVANWOOD CRESCENT, NARRE WARREN, VIC 3805

PREPARED BY MADHAWA HEWAWASAM, WISE GROUP, PHONE: 0426659974

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 SYLVANWOOD CRESCENT, NARRE

 4  3  4

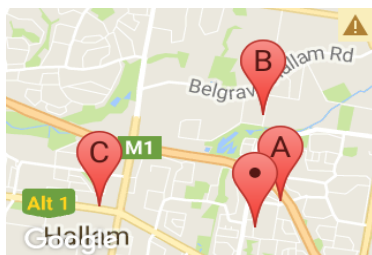
Indicative Selling Price

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

Price Range: **\$3,400,000 to \$3,740,000**

Provided by: Madhawa Hewawasam, Wise Group

MEDIAN SALE PRICE



NARRE WARREN, VIC, 3805

Suburb Median Sale Price (House)

\$530,000

01 July 2016 to 30 June 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.



62 VICTORIA RD, NARRE WARREN, VIC 3805

 4  2  2

Sale Price

***\$1,900,000**

Sale Date: 24/06/2017

Distance from Property: 502m



11 ROCKMAN CRT, NARRE WARREN NORTH,

 6  4  6

Sale Price

Price Withheld

Sale Date: 10/07/2017

Distance from Property: 1.6km



208 PRINCES HWY, HALLAM, VIC 3803

 -  -  -

Sale Price

***\$1,275,000**

Sale Date: 07/04/2017

Distance from Property: 2.1km



This report has been compiled on 07/09/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - 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

8 SYLVANWOOD CRESCENT, NARRE WARREN, VIC 3805

Indicative selling price

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

Price Range:

\$3,400,000 to \$3,740,000

Median sale price

Median price

\$530,000

House

X

Unit

Suburb

NARRE WARREN

Period

01 July 2016 to 30 June 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
62 VICTORIA RD, NARRE WARREN, VIC 3805	*\$1,900,000	24/06/2017
11 ROCKMAN CRT, NARRE WARREN NORTH, VIC 3804	Price Withheld	10/07/2017
208 PRINCES HWY, HALLAM, VIC 3803	*\$1,275,000	07/04/2017