

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 The Quays, Narre Warren South Vic 3805

Indicative selling price

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

Range between

\$560,000

&

\$615,000

Median sale price

Median price

\$625,000

Property Type

House

Suburb

Narre Warren South

Period - From

23/10/2018

to

22/10/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	47 Bounty Way BERWICK 3806	\$624,000	17/06/2019
2	8 Paige St NARRE WARREN SOUTH 3805	\$615,000	15/06/2019
3	6 Stephanie Cl BERWICK 3806	\$575,000	22/07/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/10/2019 13:25

Richard Kurz
9805 1111
0408 337 319
rkurz@woodards.com.au

Indicative Selling Price

\$560,000 - \$615,000

Median House Price

23/10/2018 - 22/10/2019: \$625,000



 3  2 

Property Type: House

Land Size: 740 sqm approx

Agent Comments

Flexible floor plan contemporary family home of 3 plus study or potential 4 bedroom home on a substantial 740 m2 Approx, allotment in the premium Berwick Springs Estate.

Comparable Properties

47 Bounty Way BERWICK 3806 (VG)

 3  -  -

Price: \$624,000

Method: Sale

Date: 17/06/2019

Property Type: House (Res)

Land Size: 592 sqm approx

Agent Comments

Slightly better presentation than the subject property, but similar in age, configuration and location.

8 Paige St NARRE WARREN SOUTH 3805 (REI/VG)

 3  2  2

Price: \$615,000

Method: Auction Sale

Date: 15/06/2019

Property Type: House (Res)

Land Size: 718 sqm approx

Agent Comments

Similar land size and property features and less than 300 metres from the subject property

6 Stephanie CI BERWICK 3806 (VG)

 3  -  -

Price: \$575,000

Method: Sale

Date: 22/07/2019

Property Type: House (Res)

Land Size: 583 sqm approx

Agent Comments

Similar property but smaller land than the subject property.