

# STATEMENT OF INFORMATION

35 THE STRAND, NARRE WARREN SOUTH, VIC 3805

PREPARED BY JOHN SPRAKEL, BERWICK ESTATE AGENTS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 35 THE STRAND, NARRE WARREN

 3  2  2

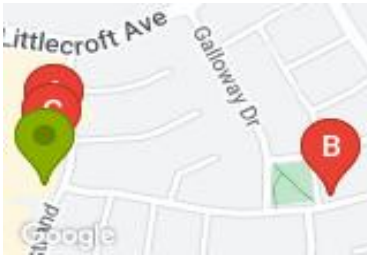
#### Indicative Selling Price

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

Price Range: **\$650,000 to \$690,000**

Provided by: John Sprakel, Berwick Estate Agents

## MEDIAN SALE PRICE



### NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

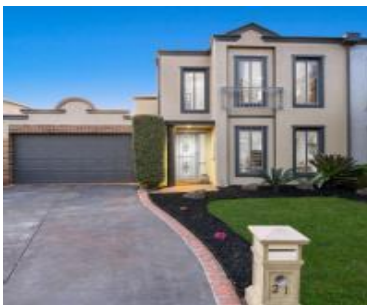
**\$810,000**

01 January 2022 to 31 December 2022

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.



### 21 THE STRA, NARRE WARREN SOUTH, VIC

 3  2  3

Sale Price

**\$690,000**

Sale Date: 07/11/2022

Distance from Property: 81m



### 1 KILMARTIN PL, NARRE WARREN SOUTH, VIC

 3  2  2

Sale Price

**\$670,000**

Sale Date: 01/11/2022

Distance from Property: 462m



### 27 THE STRA, NARRE WARREN SOUTH, VIC

 3  2  2

Sale Price

**\$660,000**

Sale Date: 13/08/2022

Distance from Property: 46m



This report has been compiled on 23/01/2023 by Berwick Estate Agents. Property Data Solutions Pty Ltd 2023 - [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

**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](https://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

35 THE STRAND, NARRE WARREN SOUTH, VIC 3805

### Indicative selling price

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

Price Range:

\$650,000 to \$690,000

### Median sale price

Median price

\$810,000

Property type

House

Suburb

NARRE WARREN  
SOUTH

Period

01 January 2022 to 31 December  
2022

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

21 THE STRA, NARRE WARREN SOUTH, VIC 3805	\$690,000	07/11/2022
1 KILMARTIN PL, NARRE WARREN SOUTH, VIC 3805	\$670,000	01/11/2022
27 THE STRA, NARRE WARREN SOUTH, VIC 3805	\$660,000	13/08/2022

This Statement of Information was prepared on:

23/01/2023