

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



106 DUFFYS ROAD, NARRE WARREN

7 4 10

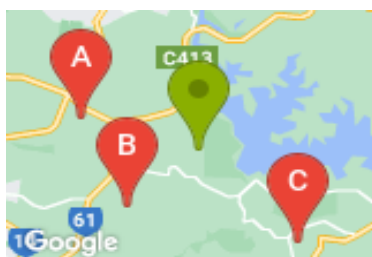
Indicative Selling Price

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

Price Range: **\$2,700,000 to \$2,950,000**

Provided by: Maddie Kein, Ray White Pakenham

MEDIAN SALE PRICE



NARRE WARREN EAST, VIC, 3804

Suburb Median Sale Price (House)

01 April 2021 to 31 March 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.



9 MOUNTAIN FLAT RD, NARRE WARREN EAST, 4 3 3

Sale Price

****\$2,800,000**

Sale Date: 29/03/2022

Distance from Property: 3.2km



49 CHADWICK RD, HARKAWAY, VIC 3806 5 3 5

Sale Price

***\$2,875,000**

Sale Date: 01/06/2022

Distance from Property: 2.5km



56 STONEY CREEK RD, BEACONSFIELD UPPER, 4 2 2

Sale Price

***\$2,720,000**

Sale Date: 06/04/2022

Distance from Property: 3.7km



This report has been compiled on 08/06/2022 by Ray White Pakenham. Property Data Solutions Pty Ltd 2022 - 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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

106 DUFFYS ROAD, NARRE WARREN EAST, VIC 3804

Indicative selling price

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

Price Range: \$2,700,000 to \$2,950,000

Median sale price

Median price

Property type

Suburb

Period

Source

House

NARRE WARREN EAST

01 April 2021 to 31 March 2022

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
9 MOUNTAIN FLAT RD, NARRE WARREN EAST, VIC 3804	**\$2,800,000	29/03/2022
49 CHADWICK RD, HARKAWAY, VIC 3806	*\$2,875,000	01/06/2022
56 STONEY CREEK RD, BEACONSFIELD UPPER, VIC 3808	*\$2,720,000	06/04/2022

This Statement of Information was prepared on: 08/06/2022