

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Including suburb and postcode	Including suburb and	6 Tarli Court, Narre Warren South Vic 3805
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Indicative selling price

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

Range between	\$580,000	&	\$638,000

Median sale price

Median price	\$630,000	Hou	ıse	Х	Unit			Narre Warren South
Period - From	01/04/2018	to	30/	06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	39 Cottongrass Av CLYDE NORTH 3978	\$445,000	14/12/2017
2	14 Speargrass CI CLYDE NORTH 3978	\$440,000	28/04/2018
3	9 Karawarra Cirt CRANBOURNE NORTH 3977	\$430,000	13/11/2017

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.







Account - Roger Davis Wheelers Hill | P: 03 95605000

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Agent Comments

Indicative Selling Price \$580,000 - \$638,000 **Median House Price** June quarter 2018: \$630,000

Comparable Properties

39 Cottongrass Av CLYDE NORTH 3978 (VG)

·**-**

Price: \$445,000 Method: Sale Date: 14/12/2017

Property Type: Land

Rooms: -Land Size: 512 sqm approx

14 Speargrass CI CLYDE NORTH 3978 (REI/VG)

Price: \$440.000 Method: Private Sale Date: 28/04/2018

Rooms: -

Property Type: Land Land Size: 447 sqm approx Agent Comments

Agent Comments

Agent Comments



9 Karawarra Cirt CRANBOURNE NORTH 3977 (REI/VG)

Price: \$430,000 Method: Private Sale Date: 13/11/2017 Rooms: -

Property Type: Land Land Size: 497 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.