

STATEMENT OF INFORMATION

14 LUCAS COURT, NARRE WARREN SOUTH, VIC 3805

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 LUCAS COURT, NARRE WARREN

 4  2  2

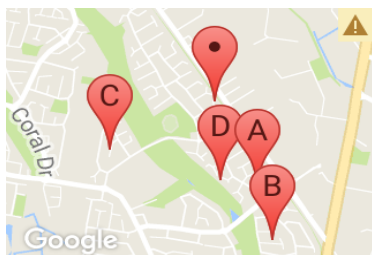
Indicative Selling Price

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

Price Range: **640,000 to 660,000**

Provided by: Shan Dias, Wise Group

MEDIAN SALE PRICE



NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

\$598,000

01 October 2016 to 30 September 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.



3 OLIVER CRT, NARRE WARREN SOUTH, VIC

 4  2  2

Sale Price

***\$630,000**

Sale Date: 18/08/2017

Distance from Property: 656m



4 JARVIS CL, NARRE WARREN SOUTH, VIC

 4  2  2

Sale Price

\$770,000

Sale Date: 17/06/2017

Distance from Property: 1.1km



15 ASHTON RISE, NARRE WARREN SOUTH,

 4  2  2

Sale Price

\$650,000

Sale Date: 15/05/2017

Distance from Property: 767m



This report has been compiled on 06/10/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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6 MONTGOMERY CRT, NARRE WARREN

 4  2  2

Sale Price

\$600,000

Sale Date: 06/05/2017

Distance from Property: 564m



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

14 LUCAS COURT, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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

Price Range:

640,000 to 660,000

Median sale price

Median price

\$598,000

House

X

Unit

Suburb

NARRE WARREN SOUTH

Period

01 October 2016 to 30 September 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
3 OLIVER CRT, NARRE WARREN SOUTH, VIC 3805	*\$630,000	18/08/2017
4 JARVIS CL, NARRE WARREN SOUTH, VIC 3805	\$770,000	17/06/2017
15 ASHTON RISE, NARRE WARREN SOUTH, VIC 3805	\$650,000	15/05/2017
6 MONTGOMERY CRT, NARRE WARREN SOUTH, VIC 3805	\$600,000	06/05/2017