



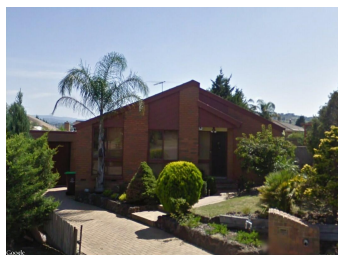
STATEMENT OF INFORMATION

8 DIOSMA COURT, NARRE WARREN, VIC 3805

PREPARED BY GR8 EST8 AGENTS, EMAIL: LIRON@GR8EST8AGENTS.COM.AU

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 DIOSMA COURT, NARRE WARREN, VIC

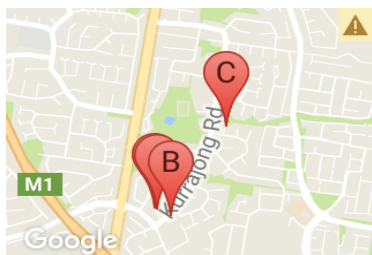
3 2 2

Indicative Selling Price

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

Price Range: **\$650,000 to \$689,500**

MEDIAN SALE PRICE



NARRE WARREN, VIC, 3805

Suburb Median Sale Price (House)

\$613,750

01 April 2017 to 31 March 2018

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.



7 DIOSMA CRT, NARRE WARREN, VIC 3805

4 2 2

Sale Price

***\$710,000**

Sale Date: 08/05/2018

Distance from Property: 15m



6 KURRAJONG RD, NARRE WARREN, VIC 3805

3 2 2

Sale Price

\$700,000

Sale Date: 01/02/2018

Distance from Property: 100m



5 JOY CRT, NARRE WARREN, VIC 3805

3 2 2

Sale Price

***\$660,000**

Sale Date: 02/05/2018

Distance from Property: 747m



This report has been compiled on 02/06/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - 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

Property offered for sale

Address
Including suburb and
postcode

8 DIOSMA COURT, NARRE WARREN, VIC 3805

Indicative selling price

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

Price Range:

\$650,000 to \$689,500

Median sale price

Median price

\$613,750

House

X

Unit

Suburb

NARRE WARREN

Period

01 April 2017 to 31 March 2018

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
7 DIOSMA CRT, NARRE WARREN, VIC 3805	*\$710,000	08/05/2018
6 KURRAJONG RD, NARRE WARREN, VIC 3805	\$700,000	01/02/2018
5 JOY CRT, NARRE WARREN, VIC 3805	*\$660,000	02/05/2018