

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1-2 WATERFORD CLOSE, NARRE

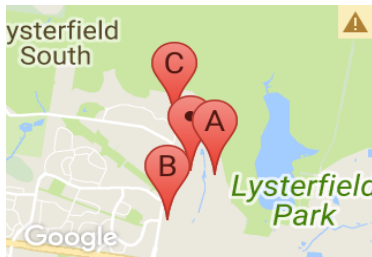
4 bedrooms 2 bathrooms 2 cars

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$1,300,000 to \$1,400,000**

Provided by: Matt Koster, Alex Scott Pakenham

MEDIAN SALE PRICE



NARRE WARREN NORTH, VIC, 3804

Suburb Median Sale Price (House)

\$1,150,000

01 October 2017 to 31 December 2017

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.



16 CAITHWILL CRT, NARRE WARREN NORTH,

5 bedrooms 3 bathrooms 3 cars

Sale Price

\$1,517,000

Sale Date: 05/08/2017

Distance from Property: 323m



5 RADE MACUT CRT, NARRE WARREN NORTH,

5 bedrooms 4 bathrooms 8 cars

Sale Price

\$1,830,000

Sale Date: 28/03/2017

Distance from Property: 752m



315 HALLAM NORTH RD, LYSTERFIELD

6 bedrooms 6 bathrooms 13 cars

Sale Price

\$1,400,000

Sale Date: 22/02/2017

Distance from Property: 794m



This report has been compiled on 08/03/2018 by Alex Scott Pakenham. 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

1-2 WATERFORD CLOSE, NARRE WARREN NORTH, VIC 3804

Indicative selling price

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

Price Range:

\$1,300,000 to \$1,400,000

Median sale price

Median price

\$1,150,000

House

X

Unit

Suburb

NARRE WARREN NORTH

Period

01 October 2017 to 31 December 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
16 CAITHWILL CRT, NARRE WARREN NORTH, VIC 3804	\$1,517,000	05/08/2017
5 RADE MACUT CRT, NARRE WARREN NORTH, VIC 3804	\$1,830,000	28/03/2017
315 HALLAM NORTH RD, LYSTERFIELD SOUTH, VIC 3156	\$1,400,000	22/02/2017