

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 KERSHAW DRIVE, NARRE WARREN







Indicative Selling Price

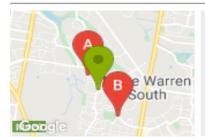
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$580,000 to \$600,000

Provided by: Brittny Ksenic , Ray White Narre Warren South

MEDIAN SALE PRICE



NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

\$615,000

01 April 2019 to 30 September 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



90 LANGBOURNE DR, NARRE WARREN







Sale Price

\$590,000

Sale Date: 14/08/2019

Distance from Property: 488m





348 ORMOND RD, NARRE WARREN SOUTH,









Sale Price

\$595,500

Sale Date: 07/08/2019

Distance from Property: 922m



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.

Property offered for sale

Address Including suburb and

11 KERSHAW DRIVE, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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

Price Range: \$580,000 to \$600,000

Median sale price

Median price	\$615,000	Property type	House	Suburb	NARRE WARREN SOUTH
Period	01 April 2019 to 30 September 2019		Source	pricefinder	

Comparable property sales

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.

Address of comparable property		Price	Date of sale
	90 LANGBOURNE DR, NARRE WARREN SOUTH, VIC 3805	\$590,000	14/08/2019
	348 ORMOND RD, NARRE WARREN SOUTH, VIC 3805	\$595,500	07/08/2019

This Statement of Information was prepared

14/12/2019

