

A vintage-style yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a large wicker basket on the handlebars filled with pink flowers. The background shows a blurred view of a house and trees.

RayWhite.

**Statement
of
information**

32 CROMFORD CRESCENT, NARRE WARREN SOUTH, VIC 3805
PREPARED BY MOHAMMAD SHAFAI , RAY WHITE NARRE WARREN SOUTH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 CROMFORD CRESCENT, NARRE

3 bedrooms, 2 bathrooms, 2 cars

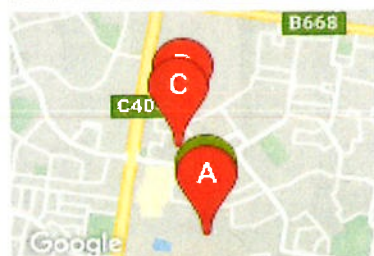
Indicative Selling Price

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

Price Range: **\$800,000 to \$880,000**

Provided by: Mohammad Shafai, Ray White Narre Warren South

MEDIAN SALE PRICE



NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

\$770,000

01 April 2021 to 31 March 2022

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.



24 CROMFORD CRES, NARRE WARREN

4 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$827,000

Sale Date: 22/12/2021

Distance from Property: 77m



22 GALLOWAY DR, NARRE WARREN SOUTH,

3 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$841,000

Sale Date: 17/01/2022

Distance from Property: 705m



11 JARDINE CRT, NARRE WARREN SOUTH, VIC

4 bedrooms, 2 bathrooms, 3 cars

Sale Price

***\$880,000**

Sale Date: 19/04/2022

Distance from Property: 598m



This report has been compiled on 26/04/2022 by Ray White Narre Warren South. Property Data Solutions Pty Ltd 2022 - 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

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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

32 CROMFORD CRESCENT, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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

Price Range: \$800,000 to \$880,000

Median sale price

Median price \$770,000

Property type

House

Suburb

NARRE WARREN
SOUTH

Period 01 April 2021 to 31 March 2022

Source

pricfinder

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

24 CROMFORD CRES, NARRE WARREN SOUTH, VIC 3805	\$827,000	22/12/2021
22 GALLOWAY DR, NARRE WARREN SOUTH, VIC 3805	\$841,000	17/01/2022
11 JARDINE CRT, NARRE WARREN SOUTH, VIC 3805	*\$880,000	19/04/2022

This Statement of Information was prepared on: 26/04/2022

