



# STATEMENT OF INFORMATION

1 ARCHIBALD AVENUE, NARRE WARREN, VIC 3805

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



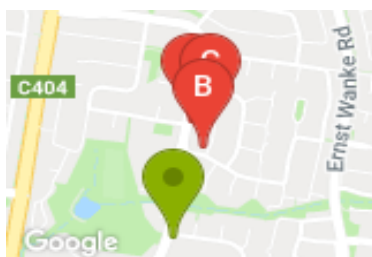
**1 ARCHIBALD AVENUE, NARRE WARREN,**  3  1  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$570,000 to \$620,000**

## MEDIAN SALE PRICE



**NARRE WARREN, VIC, 3805**

Suburb Median Sale Price (House)

**\$620,000**

01 July 2017 to 30 June 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.



**76 KURRAJONG RD, NARRE WARREN, VIC**  3  1  2

Sale Price

**\$585,000**

Sale Date: 10/03/2018

Distance from Property: 423m



**1 CONSTANCE CRT, NARRE WARREN, VIC 3805**  3  1  3

Sale Price

**\$640,000**

Sale Date: 24/12/2017

Distance from Property: 338m



**6 CONSTANCE CRT, NARRE WARREN, VIC 3805**  3  2  2

Sale Price

**\$640,800**

Sale Date: 15/03/2018

Distance from Property: 432m



This report has been compiled on 02/07/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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 ARCHIBALD AVENUE, NARRE WARREN, VIC 3805

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$570,000 to \$620,000

Median sale price

Median price

\$620,000

House

X

Unit


Suburb

NARRE WARREN

Period

01 July 2017 to 30 June 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 |
|---|-----------|--------------|
| 76 KURRAJONG RD, NARRE WARREN, VIC 3805 | \$585,000 | 10/03/2018   |
| 1 CONSTANCE CRT, NARRE WARREN, VIC 3805 | \$640,000 | 24/12/2017   |
| 6 CONSTANCE CRT, NARRE WARREN, VIC 3805 | \$640,800 | 15/03/2018   |