

STATEMENT OF INFORMATION

4 VANCE COURT, NARRE WARREN, VIC 3805

PREPARED BY ALEX GASPARD, FREEDOM PROPERTY, PHONE: 0433510395

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 VANCE COURT, NARRE WARREN, VIC

4 2 2

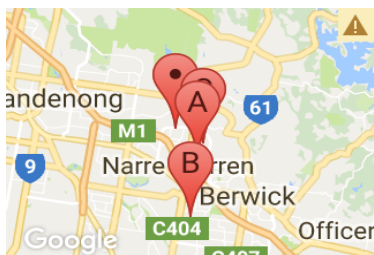
Indicative Selling Price

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

Price Range: 680,000 to 720,000

Provided by: Alex Gaspard, Freedom Property

MEDIAN SALE PRICE



NARRE WARREN, VIC, 3805

Suburb Median Sale Price (House)

\$615,000

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.



55 KURRAJONG RD, NARRE WARREN, VIC

4 2 1

Sale Price

\$680,000

Sale Date: 16/01/2018

Distance from Property: 1.9km



55 PLAYER DR, NARRE WARREN, VIC 3805

4 2 2

Sale Price

\$710,000

Sale Date: 30/12/2017

Distance from Property: 5.1km



3 CARMELA CL, NARRE WARREN, VIC 3805

4 2 2

Sale Price

\$710,000

Sale Date: 06/12/2017

Distance from Property: 1.6km



This report has been compiled on 24/04/2018 by Freedom Property. 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

4 VANCE COURT, NARRE WARREN, VIC 3805

Indicative selling price

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

Price Range:

680,000 to 720,000

Median sale price

Median price

\$615,000

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
55 KURRAJONG RD, NARRE WARREN, VIC 3805	\$680,000	16/01/2018
55 PLAYER DR, NARRE WARREN, VIC 3805	\$710,000	30/12/2017
3 CARMELA CL, NARRE WARREN, VIC 3805	\$710,000	06/12/2017