

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

23 BRANGUS AVENUE, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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

Price Range:

\$850,000 to \$895,000

Median sale price

Median price

\$640,000

House

☒

Unit

☐

Suburb

NARRE WARREN
SOUTH

Period

01 April 2017 to 31 March 2018

Source

pricefinder

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 WOMBAT CRT, NARRE WARREN SOUTH, VIC 3805	*\$840,000	17/03/2018
2 ARDENNE CRT, NARRE WARREN SOUTH, VIC 3805	\$875,000	25/11/2017
59 THE ESP, NARRE WARREN SOUTH, VIC 3805	\$875,000	30/10/2017