

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	6 Cardinia Creek Road, Narre Warren East Vic 3804
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$1,750,000	&	\$1,850,000
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Median sale price*

Median price	House	Unit		Suburb or locality	Narre Warren East
Period - From	to		Source		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	700 Belgrave Hallam Rd NARRE WARREN EAST 3804	\$1,700,000	03/04/2018
2	1 Boundary Rd NARRE WARREN EAST 3804	\$1,690,000	01/02/2018
3	1533 Wellington Rd BELGRAVE SOUTH 3160	\$1,632,000	05/10/2018

OR

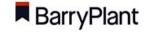
- B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.
- * When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Account - Barry Plant | P: 03 5968 4522





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Rooms:

Property Type: Mixed

Farming/Grazing (without structural

improvements)

Land Size: 68000 sqm approx

Agent Comments

Indicative Selling Price \$1,750,000 - \$1,850,000 No median price available

Comparable Properties



700 Belgrave Hallam Rd NARRE WARREN

EAST 3804 (VG)





Price: \$1,700,000 Method: Sale Date: 03/04/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 72843 sqm approx

Agent Comments

Agent Comments

1 Boundary Rd NARRE WARREN EAST 3804

(VG)







Price: \$1,690,000 Method: Sale Date: 01/02/2018 Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 24000 sqm approx

1533 Wellington Rd BELGRAVE SOUTH 3160

(REI)







Price: \$1,632,000 Method: Private Sale Date: 05/10/2018

Rooms: -

Property Type: House Land Size: 57700 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments