

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

6 Cardinia Creek Road, Narre Warren East Vic 3804

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

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.

	Address 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.



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)

Agent Comments



Price: \$1,700,000

Method: Sale

Date: 03/04/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 72843 sqm approx

1 Boundary Rd NARRE WARREN EAST 3804 (VG)

Agent Comments



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)

Agent Comments



Price: \$1,632,000

Method: Private Sale

Date: 05/10/2018

Rooms: -

Property Type: House

Land Size: 57700 sqm approx