



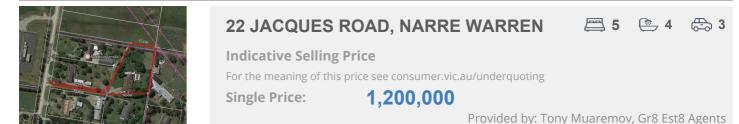
# STATEMENT OF INFORMATION

22 JACQUES ROAD, NARRE WARREN NORTH, VIC 3804 PREPARED BY TONY MUAREMOV, GR8 EST8 AGENTS, PHONE: 0412535195



### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



### **MEDIAN SALE PRICE**

Belara



Suburb Median Sale Price (House)

\$1,160,000

01 April 2017 to 31 March 2018

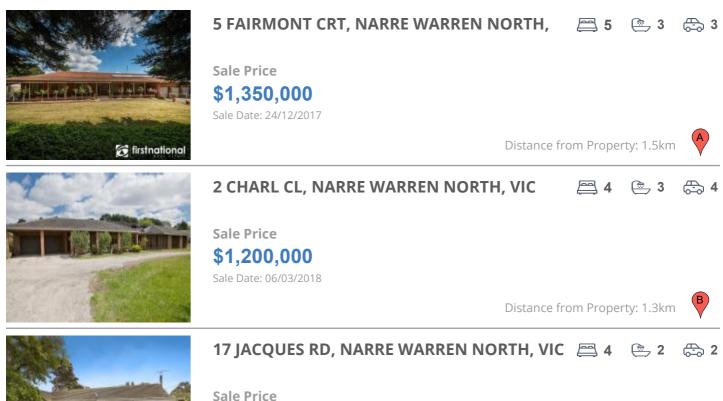
Provided by: pricefinder

## **COMPARABLE PROPERTIES**

rre Warren

North

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.





Sale Price \$1,250,000 Sale Date: 14/11/2017

Distance from Property: 216m

This report has been compiled on 01/06/2018 by Gr8 Est8 Agents. 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 22 JACQUES ROAD, NARRE WARREN NORTH, VIC 3804 postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Single Price: 1,200,000 Median sale price NARRE WARREN Х Suburb House Median price \$1,160,000 Unit NORTH 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 |
|----------------------------------------------|-------------|--------------|
| 5 FAIRMONT CRT, NARRE WARREN NORTH, VIC 3804 | \$1,350,000 | 24/12/2017   |
| 2 CHARL CL, NARRE WARREN NORTH, VIC 3804     | \$1,200,000 | 06/03/2018   |
| 17 JACQUES RD, NARRE WARREN NORTH, VIC 3804  | \$1,250,000 | 14/11/2017   |