



STATEMENT OF INFORMATION

2/3 SHIRAZ CRESCENT, NARRE WARREN, VIC 3805

PREPARED BY TONY MUAREMOV, GR8 EST8 AGENTS, PHONE: 0412535195

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/3 SHIRAZ CRESCENT, NARRE WARREN, 2 1 1

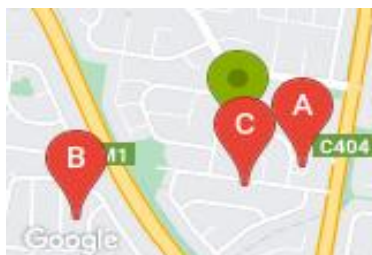
Indicative Selling Price

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

Price Range: \$495,000 to \$544,500

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



NARRE WARREN, VIC, 3805

Suburb Median Sale Price (Unit)

\$507,450

01 April 2021 to 31 March 2022

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.



21/95 PROSPECT HILL RD, NARRE WARREN, 2 1 1

Sale Price

\$512,500

Sale Date: 28/01/2022

Distance from Property: 235m



31A FERNWOOD RD, NARRE WARREN, VIC 2 2 1

Sale Price

\$538,000

Sale Date: 11/02/2022

Distance from Property: 594m



1/82 PROSPECT HILL RD, NARRE WARREN, VIC 2 2 1

Sale Price

\$570,000

Sale Date: 08/04/2022

Distance from Property: 169m



This report has been compiled on 16/06/2022 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2022 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2/3 SHIRAZ CRESCENT, NARRE WARREN, VIC 3805

Indicative selling price

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

Price Range:

\$495,000 to \$544,500

Median sale price

Median price

\$507,450

Property type

Unit

Suburb

NARRE WARREN

Period

01 April 2021 to 31 March 2022

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

21/95 PROSPECT HILL RD, NARRE WARREN, VIC 3805	\$512,500	28/01/2022
31A FERNWOOD RD, NARRE WARREN, VIC 3805	\$538,000	11/02/2022
1/82 PROSPECT HILL RD, NARRE WARREN, VIC 3805	\$570,000	08/04/2022

This Statement of Information was prepared on:

16/06/2022