

# **-GR8 EST8** **A G E N T S**

## **STATEMENT OF INFORMATION**

76 FONTAINE TERRACE, 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



**76 FONTAINE TERRACE, NARRE WARREN**  4  2  6

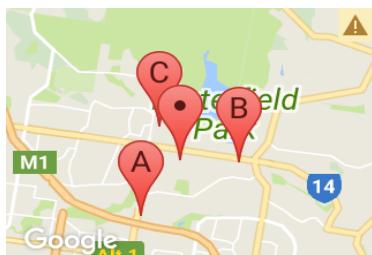
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$1,460,000 to \$1,606,000**

Provided by: Tony Muaremov, Gr8 Est8 Agents

## MEDIAN SALE PRICE



**NARRE WARREN NORTH, VIC, 3804**

Suburb Median Sale Price (House)

**\$1,131,500**

01 January 2017 to 31 December 2017

Provided by: 

## 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.



**17 BRANCA CRT, NARRE WARREN NORTH, VIC**  4  2  6

### Sale Price

**\*\$1,650,000**

Sale Date: 03/01/2018

Distance from Property: 1.9km



**6 CRANSTON CL, NARRE WARREN NORTH,**  5  4  6

### Sale Price

**\*\$1,620,000**

Sale Date: 25/11/2017

Distance from Property: 1.5km



**53 RAIDE MACUT CRT, NARRE WARREN**  5  3  3

### Sale Price

**\*\$1,380,000**

Sale Date: 11/11/2017

Distance from Property: 1.1km



This report has been compiled on 01/02/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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  
postcode

76 FONTAINE TERRACE, NARRE WARREN NORTH, VIC 3804

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$1,460,000 to \$1,606,000

Median sale price

Median price

\$1,131,500

House

X

Unit


Suburb

NARRE WARREN NORTH

Period

01 January 2017 to 31 December 2017

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
17 BRANCA CRT, NARRE WARREN NORTH, VIC 3804	*\$1,650,000	03/01/2018
6 CRANSTON CL, NARRE WARREN NORTH, VIC 3804	*\$1,620,000	25/11/2017
53 RADE MACUT CRT, NARRE WARREN NORTH, VIC 3804	*\$1,380,000	11/11/2017