



STATEMENT OF INFORMATION

1 STRATHAIRD DRIVE, NARRE WARREN SOUTH, VIC 3805

PREPARED BY CHRISTOPHER PAGE & SAZEDUL SHO HAG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 STRATHAIRD DRIVE, NARRE WARREN

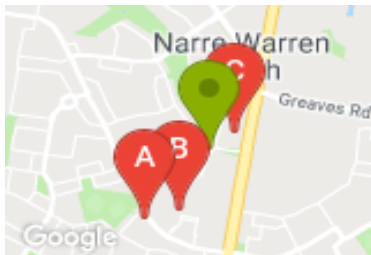
4 2 2

Indicative Selling Price

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

Price Range: **630,000 to 670,000**

MEDIAN SALE PRICE



NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

\$650,000

01 January 2018 to 30 June 2018

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.



356 ORMOND RD, NARRE WARREN

4 2 2

Sale Price

\$640,000

Sale Date: 16/03/2018

Distance from Property: 644m



11 TUILERIES RISE, NARRE WARREN

4 2 2

Sale Price

\$650,000

Sale Date: 18/04/2018

Distance from Property: 474m



6 ADDLINGTON CRT, NARRE WARREN

4 2 2

Sale Price

\$665,000

Sale Date: 21/02/2018

Distance from Property: 207m



This report has been compiled on 11/07/2018 by Christopher Page. 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

Property offered for

Address
Including suburb and

1 STRATHAIRD DRIVE, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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

Price Range: 630,000 to 670,000

Median sale price

Median price \$650,000

House

Unit

Suburb

NARRE WARREN
SOUTH

Period 01 January 2018 to 30 June 2018

Source

pricfinder

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	Price	Date of sale
356 ORMOND RD, NARRE WARREN SOUTH, VIC 3805	\$640,000	16/03/2018
11 TUILERIES RISE, NARRE WARREN SOUTH, VIC 3805	\$650,000	18/04/2018
6 ADDLINGTON CRT, NARRE WARREN SOUTH, VIC 3805	\$665,000	21/02/2018