

# STATEMENT OF INFORMATION

11 SYCAMORE COURT, NARRE WARREN SOUTH, VIC 3805

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**11 SYCAMORE COURT, NARRE WARREN**

 4  2  2

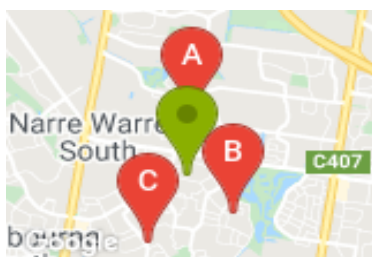
**Indicative Selling Price**

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

**Price Range: 790,000 to 810,000**

Provided by: Dr.Bhimsen Kurukundi, Wise Group

## MEDIAN SALE PRICE



**NARRE WARREN SOUTH, VIC, 3805**

Suburb Median Sale Price (House)

**\$627,250**

01 January 2019 to 31 December 2019

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.



**3 WILDFLOWER CRES, NARRE WARREN**

 5  2  2

Sale Price

**\*\$840,000**

Sale Date: 14/02/2020

Distance from Property: 833m



**40 THE SPRINGS CL, NARRE WARREN SOUTH,**

 5  2  3

Sale Price

**\$845,000**

Sale Date: 12/11/2019

Distance from Property: 792m



**148 THE PROM, NARRE WARREN SOUTH, VIC**

 5  2  2

Sale Price

**\$635,000**

Sale Date: 03/10/2019

Distance from Property: 1.1km



This report has been compiled on 18/02/2020 by Wise Group. Property Data Solutions Pty Ltd 2020 - [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

**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](http://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

11 SYCAMORE COURT, NARRE WARREN SOUTH, VIC 3805

### Indicative selling price

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

Price Range: 790,000 to 810,000


### Median sale price

Median price: \$627,250

Property type: House

Suburb: NARRE WARREN SOUTH

Period: 01 January 2019 to 31 December 2019

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
3 WILDFLOWER CRES, NARRE WARREN SOUTH, VIC 3805	*\$840,000	14/02/2020
40 THE SPRINGS CL, NARRE WARREN SOUTH, VIC 3805	\$845,000	12/11/2019
148 THE PROM, NARRE WARREN SOUTH, VIC 3805	\$635,000	03/10/2019

This Statement of Information was prepared on: 18/02/2020