

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	1 Rigby Court, Narre Warren South Vic 3805
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$510,000	&	\$560,000

Median sale price

Median price	\$652,625	Hous	se X	Unit			Narre Warren South
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* 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.

Ad	dress of comparable property	Price	Date of sale
1	79 Strathaird Dr NARRE WARREN SOUTH 3805	\$550,000	23/05/2018
2	24 Jessie St CRANBOURNE NORTH 3977	\$535,000	29/04/2018
3	3 Mulberry Ct CRANBOURNE NORTH 3977	\$520,000	18/04/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 591 sqm approx

Agent Comments

Indicative Selling Price \$510,000 - \$560,000 **Median House Price** Year ending June 2018: \$652,625

Comparable Properties

79 Strathaird Dr NARRE WARREN SOUTH 3805 (VG)

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Price: \$550,000 Method: Sale

Date: 23/05/2018 Rooms: -

Property Type: House (Res) Land Size: 580 sqm approx

Agent Comments



24 Jessie St CRANBOURNE NORTH 3977





Price: \$535,000 Method: Private Sale Date: 29/04/2018 Rooms: 6

Property Type: House Land Size: 565 sqm approx **Agent Comments**



3 Mulberry Ct CRANBOURNE NORTH 3977

(VG)







Price: \$520,000 Method: Sale Date: 18/04/2018 Rooms: -

Property Type: House (Res) Land Size: 578 sqm approx

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Agent Comments





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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