

STATEMENT OF INFORMATION

26 SPRINGVALLEY WAY, NARRE WARREN SOUTH, VIC 3805
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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 SPRINGVALLEY WAY, NARRE WARREN 5 2 5

Indicative Selling Price

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

Price Range: **590,000 to 649,000**

MEDIAN SALE PRICE



NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

\$638,500

01 July 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.



31 WARANA DR, HAMPTON PARK, VIC 3976 4 2 2

Sale Price

\$595,000

Sale Date: 01/07/2017

Distance from Property: 1.9km



98 LANGBOURNE DR, NARRE WARREN 4 2 2

Sale Price

\$620,000

Sale Date: 03/07/2017

Distance from Property: 799m



23 GRENFELL RISE, NARRE WARREN SOUTH, 4 2 2

Sale Price

\$660,000

Sale Date: 30/10/2017

Distance from Property: 1.7km



This report has been compiled on 05/03/2018 by Matthieu Babet. 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 1980

Property offered for sale

Address
Including suburb and
postcode

26 SPRINGVALLEY WAY, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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Price Range: 590,000 to 649,000

Median sale price

Median price \$638,500

House

Unit

Suburb

NARRE WARREN
SOUTH

Period 01 July 2017 to 31 December 2017

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 property | Price | Date of sale |
|--|-----------|--------------|
| 31 WARANA DR, HAMPTON PARK, VIC 3976 | \$595,000 | 01/07/2017 |
| 98 LANGBOURNE DR, NARRE WARREN SOUTH, VIC 3805 | \$620,000 | 03/07/2017 |
| 23 GRENFELL RISE, NARRE WARREN SOUTH, VIC 3805 | \$660,000 | 30/10/2017 |