

# STATEMENT OF INFORMATION

26 SPRINGVALLEY WAY, NARRE WARREN SOUTH, VIC 3805 PREPARED BY MATTHIEU BABET, EMAIL: MATTBABET@ATREALTY.COM.AU



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 26 SPRINGVALLEY WAY, NARRE WARREN 5







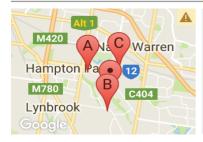
**Indicative Selling Price** 

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: **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.



31 WARANA DR, HAMPTON PARK, VIC 3976







Sale Price

\$595,000

Sale Date: 01/07/2017

Distance from Property: 1.9km





98 LANGBOURNE DR, NARRE WARREN







Sale Price

\$620,000

Sale Date: 03/07/2017

Distance from Property: 799m





23 GRENFELL RISE, NARRE WARREN SOUTH,







**Sale Price** 

\$660,000

Sale Date: 30/10/2017

Distance from Property: 1.7km



# 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
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### Indicative selling price

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

Price Range: 590,000 to 649,000

### Median sale price

Median price	\$638,500	House	Χ	Unit	Suburb	NARRE WARREN SOUTH
Period	01 July 2017 to 31 December 2017		Source	p	ricefinder	

### 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