STATEMENT OF INFORMATION

11 SYCAMORE COURT, NARRE WARREN SOUTH, VIC 3805

PREPARED BY DR.BHIMSEN KURUKUNDI, WISE GROUP, PHONE: 0407 799 048

pricefinder

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 SYCAMORE COURT, NARRE WARREN

4 2 2

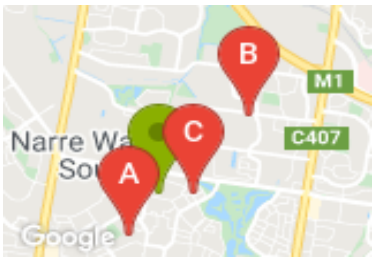
Indicative Selling Price

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

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)

$629,000

01 April 2019 to 31 March 2020

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.



27 ST IVES DR, NARRE WARREN SOUTH, VIC

5 2 4

Sale Price

****$926,000**

Sale Date: 06/04/2020

Distance from Property: 737m A



4 GLENN ERIN WAY, BERWICK, VIC 3806

5 2 2

Sale Price

***$727,000**

Sale Date: 29/02/2020

Distance from Property: 1.6km B



12 ARDBLAIR TCE, NARRE WARREN SOUTH,

5 2 3

Sale Price

****$650,000**

Sale Date: 22/02/2020

Distance from Property: 434m C

This report has been compiled on 19/05/2020 by Wise Group. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

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.

Property offered for sale

Address Including suburb and: 11 SYCAMORE COURT, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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

Price Range: 790,000 to 810,000

Median sale price

Median price: $629,000 | Property type: House | Suburb: NARRE WARREN SOUTH

Period: 01 April 2019 to 31 March 2020 | Source: pricefinder

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
27 ST IVES DR, NARRE WARREN SOUTH, VIC 3805	**$926,000	06/04/2020
4 GLENN ERIN WAY, BERWICK, VIC 3806	*$727,000	29/02/2020
12 ARDBLAIR TCE, NARRE WARREN SOUTH, VIC 3805	**$650,000	22/02/2020

This Statement of Information was prepared: 19/05/2020