

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 5 MUSGROVE COURT, NARRE WARREN

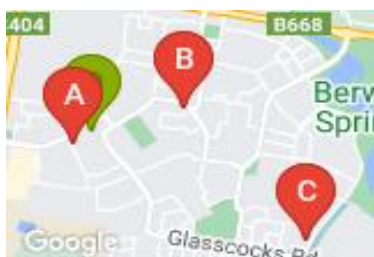
4 2 4

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$1,050,000 to \$1,150,000**

Provided by: Ray White Pakenham, Ray White Corporate Default

## MEDIAN SALE PRICE



## NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

**\$845,499**

01 October 2023 to 31 March 2024

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.



## 1 BERKSHIRE PL, NARRE WARREN SOUTH,

4 2 2

Sale Price

**\*\$1,100,000**

Sale Date: 02/05/2024

Distance from Property: 145m



## 27 PEPPERTREE AVE, NARRE WARREN

4 2 4

Sale Price

**\*\$1,062,000**

Sale Date: 12/04/2024

Distance from Property: 624m



## 91 THE ESP, NARRE WARREN SOUTH, VIC

4 2 2

Sale Price

**\$1,200,000**

Sale Date: 30/01/2024

Distance from Property: 1.6km

This report has been compiled on 20/05/2024 by Ray White Corporate Default. Property Data Solutions Pty Ltd 2024 - [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.

### Property offered for

Address  
Including suburb and

5 MUSGROVE 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:

\$1,050,000 to \$1,150,000

### Median sale price

Median price

\$845,499

Property type

House

Suburb

NARRE WARREN  
SOUTH

Period

01 October 2023 to 31 March 2024

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

#### Price

#### Date of sale

1 BERKSHIRE PL, NARRE WARREN SOUTH, VIC 3805	*\$1,100,000	02/05/2024
27 PEPPERTREE AVE, NARRE WARREN SOUTH, VIC 3805	*\$1,062,000	12/04/2024
91 THE ESP, NARRE WARREN SOUTH, VIC 3805	\$1,200,000	30/01/2024

This Statement of Information was prepared

20/05/2024