



STATEMENT OF INFORMATION

8 QUAIL COURT, NARRE WARREN SOUTH, VIC 3805

PREPARED BY JUST REALTY INTERNATIONAL, EMAIL: NICK@JREALTY.COM.AU

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 QUAIL COURT, NARRE WARREN

 4  2  2

Indicative Selling Price

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

Price Range: **\$695,000 to \$764,500**

MEDIAN SALE PRICE



NARRE WARREN SOUTH, VIC, 3805

Suburb Median Sale Price (House)

\$801,500

01 October 2022 to 30 September 2023

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.



5 SNEDDON DR, NARRE WARREN SOUTH, VIC

 4  2  2

Sale Price

\$740,000

Sale Date: 22/08/2023

Distance from Property: 434m



25 KERSHAW DR, NARRE WARREN SOUTH,

 4  2  2

Sale Price

\$803,000

Sale Date: 26/08/2023

Distance from Property: 1.3km



7 PALAIS CL, NARRE WARREN SOUTH, VIC

 3  2  2

Sale Price

\$730,000

Sale Date: 11/07/2023

Distance from Property: 1.2km



This report has been compiled on 23/11/2023 by Just Realty International. Property Data Solutions Pty Ltd 2023 - 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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: 8 QUAIL COURT, NARRE WARREN SOUTH, VIC 3805

Indicative selling price

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

Price Range: \$695,000 to \$764,500

Median sale price

Median price: \$801,500 Property type: House Suburb: NARRE WARREN SOUTH
Period: 01 October 2022 to 30 September 2023 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
5 SNEDDON DR, NARRE WARREN SOUTH, VIC 3805	\$740,000	22/08/2023
25 KERSHAW DR, NARRE WARREN SOUTH, VIC 3805	\$803,000	26/08/2023
7 PALAIS CL, NARRE WARREN SOUTH, VIC 3805	\$730,000	11/07/2023

This Statement of Information was prepared on: 23/11/2023