



**first  
national**  
REAL ESTATE

# Neilson Partners

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

Single price \$\* or range between \$590,000 & \$640,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$570,000.00 \*House ☒ \*unit ☐ Suburb or locality Narre Warren  
Period - From 01/09/2017 to 30/09/2017 Source RP Data

#### Comparable property sales

**A\*** 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. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1) 9 Amber Crescent Narre, Warren	\$634,000	29/08/2017
2) 22 Amber Crescent, Narre Warren	\$545,000	10/10/2017
3) 127 Kurrajong Road, Narre Warren	\$600,000	26/10/2017