
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 32 Richardson Street, Narre Warren

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$634,000 House x Suburb Narre Warren
Period - From Jan 2018 to March 2018 Source pricefinder.com.au

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.

Address of comparable property	Price	Date of sale
1. 1 Ravensthorpe Crescent, Narre Warren	\$620,000	06/02/18
2. 33 Kent Road, Narre Warren	\$688,000	17/01/18
3. 13 Nullica Court, Berwick	\$690,000	24/03/18

Property data source: pricefinder.com.au. Generated on **31 May 2018**.