

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 48 Sweet Gum Avenue, Narre Warren VIC 3805

Indicative selling price

Range between: \$590,000 to \$610,000

Median sale price

Median Price: \$620,000 House Suburb: Narre Warren

Period – From March 2018 to April 2017

Source: RP Data

Comparable property sales

Below are the three properties sold within two kilometers 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.



3 Debanne Court Narre Warren

3 Bed 1 Bath

Sold \$600,000
Date Sold 26/05/2018
Land 584 SqM



302 Princes Highway Narre Warren

3 Bed 1 Bath

Sold \$610,000
Date Sold 26/05/2018
Land 650 SqM



22 Sweet Gum Avenue Narre Warren

3 Bed 1 Bath 2 Car

Sold \$605,000
Date Sold 20/01/2018
Land 639 SqM