

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 95 Anaconda Road, Narre Warren

Indicative selling price

Range between: \$645,000 to \$685,000

Median sale price

Median Price: \$590,000 House Suburb: Narre Warren

Period - From: December 1st 2016 to November 30th 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.



15 Edmonds Street Narre Warren

4 Bed 2 Bath 2 Car

Sold \$6680,000
Date Sold 07/02/18
Land 539 SqM



5 Janet Court Narre Warren

3 Bed 2 Bath 2 Car

Sold \$652,000
Date Sold 15/10/17
Land 600 SqM



31 Kendall Drive Narre Warren

4 Bed 2 Bath 2 Car

Sold \$681,000
Date Sold 19/10/17
Land 614 SqM