



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**36 Madison Avenue,  
NARRE WARREN 3805**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$460,000 - \$480,000**

### Median sale price

Median **House** for **NARRE WARREN** for period **May 2018 - Apr 2019**

Sourced from **Core Logic**.

**\$606,000**

### 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 the most comparable to the property for sale.

**19 Blackwood Drive,**  
Narre Warren 3805

**Price \$485,000** Sold 04  
March 2019

**18 Deanswood Way,**  
Narre Warren 3805

**Price \$540,000** Sold 23 April  
2019

**63 Barondi Avenue,**  
Narre Warren 3805

**Price \$400,000** Sold 12  
April 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

House

3 beds

1 baths

2 parking

### Grant's Estate Agents - Narre Warren

9 Webb Street,  
Narre Warren VIC 3805

### Contact agents



**Gavin Coyne**

Grant's Estate Agents

03 9704 8899

0417309 650

[gavin.coyne@grantsea.com.au](mailto:gavin.coyne@grantsea.com.au)



**Terese Loverso**

Grant's Estate Agents

03 9704 8899

0408 125 206

[terese.loverso@grantsea.com.au](mailto:terese.loverso@grantsea.com.au)