



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/40-50 Victoria Road,  
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 \$400,000 - \$440,000**

### Median sale price

Median **House** for **NARRE WARREN** for period **Mar 2018 - Feb 2019**

Sourced from **Core Logic**.

**\$420,000**

### 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.

**1/11 Josephine Avenue,**  
Narre Warren 3805

**Price \$450,000** Sold 08  
March 2019

**18/7-9 Denise Court,**  
Narre Warren 3805

**Price \$368,000** Sold 12  
February 2019

**21/8-10 Belgrave-Hallam Road,**  
Hallam 3803

**Price \$394,000** Sold 18  
December 2018

### 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.

#### Grant's Estate Agents - Narre Warren

9 Webb Street,  
Narre Warren VIC 3805

#### Contact agents



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