

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 21 Ohio Crescent, Narre Warren

Indicative selling price

Range between: \$600,000 to \$660,000

Median sale price

Median Price: \$545,000 House Suburb: Narre Warren

Period - From: July 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.

11 Cloverset Avenue Narre Warren

3 Bed 2 Bath 2 Car



Sold \$610,000
Date Sold 21/10/17
Land 654 SqM

6 Forsyth Court Narre Warren

3 Bed 2 Bath 2 Car



Sold \$655,000
Date Sold 12/08/17
Land 638 SqM

32 Tomasetti Crescent Narre Warren

3 Bed 2 Bath 2 Car



Sold \$616,000
Date Sold 17/04/17
Land 580 SqM