

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 13 St James Court, Narre Warren VIC 3805

Indicative selling price

Range between: \$580,000 - \$630,000

Median sale price

Median Price: \$605,000 House Suburb: Narre Warren

Period - From: January 2018 to February 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.



13 Sabre Court, Narre Warren

3 Bed 2 Bath 2 Car

Sold \$585,000
Date Sold 30/04/2018
Land 553 SqM



23 Camberwell Drive, Narre Warren

3 Bed 1 Bath 2 Car

Sold \$608,000
Date Sold 01/03/2018
Land 581 SqM



8 Ireland Avenue, Narre Warren

3 Bed 1 Bath

Sold \$615,000
Date Sold 02/12/2017
Land 609SqM