



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**11 Shinnars 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 \$690,000 - \$750,000**

### Median sale price

Median **House** for **NARRE WARREN** for period **Jul 2017 - Aug 2017**

Sourced from **RP Data**.

**\$551,411**

### 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.

**26 Archibald Avenue,**  
NARRE WARREN 3805

Price **\$680,000** Sold 10  
August 2017

**9 Benson Court,**  
NARRE WARREN 3805

Price **\$690,000** Sold 28  
August 2017

**66 Ryelands Drive,**  
NARRE WARREN 3805

Price **\$750,000** Sold 06 July  
2017

### 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 RP Data.

### Contact agents



**Andrea O'Connor**  
Grant's Estate Agents

03 9704 8899  
0439 988 714

[andrea.oconnor@grantsea.com.au](mailto:andrea.oconnor@grantsea.com.au)

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

9 Webb Street,  
Narre Warren VIC 3805