

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 17 Coronata Court, Narre Warren

Indicative selling price

Range between: \$650,000 to \$700,000

Median sale price

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

Period - From: February 1st 2017 to January 31st 2018

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.



22 Lantana Drive Narre Warren

4 Bed 4 Bath 2 Car

Sold \$661,000
Date Sold 28/11/17
Land 651 SqM



19 Darling Way Narre Warren

4 Bed 3 Bath 2 Car

Sold \$668,000
Date Sold 03/02/18
Land 672 SqM



118 Bellevue Drive Berwick

4 Bed 2 Bath 2 Car

Sold \$685,000
Date Sold 11/03/18
Land 538 SqM