

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 34 Filmer Crecent, Narre Warren South

Indicative selling price

Range between: \$580,000 to \$620,000

Median sale price

Median Price: \$615,000 House Suburb: Narre Warren South

Period - From: December 1st 2016 to November 30th 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.



22 Dewsbury Court Narre Warren

3 Bed 2 Bath 2 Car

Sold \$582,000
Date Sold 19/01/18
Land 540 SqM



12 Jarvis Close Narre Warren

3 Bed 2 Bath 2 Car

Sold \$590,000
Date Sold 15/01/18
Land 506 SqM



14 Lucas Court Narre Warren

4 Bed 2 Bath 2 Car

Sold \$620,000
Date Sold 16/11/17
Land 541 SqM