

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

32 Kendall Drive, Narre Warren 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$*

or range between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$570,000

*House

X

*Unit

Suburb

Narre Warren

Period - From

Sept 2016

to

Sept 2017

Source

RP DATA

Comparable property sales (*Delete A or B below as applicable)

A* 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 31 Kendall Drive, Narre Warren	\$681,000	3/11/17
2. 11 Badger Court, Narre Warren	\$728,000	22/12/17
3. 19 Dunraven Court, Narre Warren	\$740,000	3/9/17