

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 16 Ireland Avenue Narre Warren

Indicative selling price

Range between: \$590,000 to \$640,000

Median sale price

Median Price: \$584,400 House Suburb: Narre Warren

Period - From: November 1st 2016 to October 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.



27 Ireland Avenue Narre Warren

3 Bed 2 Bath 2 Car

Sold \$615,000
Date Sold 16/10/17
Land 666 SqM



29 Wesley Drive Narre Warren

3 Bed 2 Bath 2 Car

Sold \$599,000
Date Sold 14/02/18
Land 450 SqM



48 Player Drive Narre Warren

3 Bed 2 Bath 2 Car

Sold \$640,000
Date Sold 21/11/17
Land 586 SqM