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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

10 Henshaw Court Narre Warren South VIC 3805

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$565,000

## Median Sale Price

\$632,050 Houses in Narre warren south between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**17 Loxford Court Narre Warren  
South VIC 3805**

 4  2  2

Sold Price

**\$525,000**

Sold Date

**01-Dec-18**

Distance

**0.58km**



**4 Seebeck Drive Narre Warren  
South VIC 3805**

 3  2  2

Sold Price <sup>RS</sup>

**\$550,000**

Sold Date

**28-May-19**

Distance

**0.56km**



**4 Karrum Karrum Court Narre  
Warren South VIC 3805**

 4  2  2

Sold Price

**\$585,000**

Sold Date

**17-Feb-19**

Distance

**0.56km**

RS = Recent sale

UN = Undisclosed Sale

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