

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 15 Song Street, Narre Warren VIC 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 \$610,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$584,400

*House

X

*Unit

Suburb

Narre Warren

Period - From

Feb 17

to

Jan 18

Source

Core Logic

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 17 Heatherlea Crescent, Narre Warren VIC-3805	\$5930,000	18-Aug-17
2 1 Constance Court, Narre Warren, VIC-3805	\$640,000	16-Jan-18
3 22 Sweet Gum Avenue, Narre Warren, VIC-3805	\$605,000	20-Jan-18