

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 1 Constance Court, Narre Warren

Indicative selling price

Range between: \$600,000 to \$660,000

Median sale price

Median Price: \$570,000 House Suburb: Narre Warren

Period - From: October 1st 2016 to September 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.



**132 Kurrajong
Road Narre
Warren**

3 Bed 2 Bath 2 Car

**Sold \$615,000
Date Sold 21/08/17
Land 652 SqM**



**8 Murdoch
Avenue Narre
Warren**

3 Bed 2 Bath 3 Car

**Sold \$626,000
Date Sold 14/08/17
Land 660 SqM**



**75 Shinnars
Avenue Narre
Warren**

3 Bed 2 Bath 2 Car

**Sold \$615,000
Date Sold 23/10/17
Land 650 SqM**
