

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 24A Caulfield Court, Narre Warren

Indicative selling price

Range between: \$510,000 to \$560,000

Median sale price

Median Price: \$551,411 House Suburb: Narre Warren

Period - From: August 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.

28 Vimini Drive Narre Warren

3 Bed 2 Bath 1 Car



Sold \$518,000
Date Sold 22/03/17
Land 312 SqM

2 Feodora Crescent Narre Warren

3 Bed 2 Bath 1 Car



Sold \$522,000
Date Sold 25/09/17
Land 186 SqM

6 Balwyn Court Narre Warren

3 Bed 2 Bath 1 Car



Sold \$530,000
Date Sold 01/07/17
Land 526 SqM
