

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 19-20 MacLaine Court, Narre Warren North

Indicative selling price

Range between: \$1,250,000 to \$1,350,000

Median sale price

Median Price: \$1,500,000 House Suburb: Narre Warren North

Period - From: December 1st 2016 to November 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.



7-8 MacLaine Court Narre Warren North

4 Bed 3 Bath 6 Car

Sold \$1,261,000
Date Sold 26/10/17
Land 5,436 SqM



5 Fairmont Court Narre Warren North

6 Bed 2 Bath 3 Car

Sold \$1,350,000
Date Sold 03/01/18
Land 4,748 SqM



17-19 Jacques Road Narre Warren North

4 Bed 2 Bath 3 Car

Sold \$1,250,000
Date Sold 29/11/17
Land 4,708 SqM