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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

32 Ellen Road Narre Warren South VIC 3805

 5    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 \$800,000 &amp; \$880,000

## Median Sale Price

\$631,000 Houses in Narre warren south between 01 Jun 2018 - 31 May 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 Minton Walk Narre Warren South VIC 3805**
 4    2    3

**Sold Price \$850,000**
**Sold Date**
**11-Feb-19**
**Distance**
**0.51km**

**64 Marsh Grove Berwick VIC 3806**
 4    2    2

**Sold Price**
**\$875,000**
**Sold Date**
**09-Mar-19**
**Distance**
**0.98km**

**8 Robinia Court Narre Warren South VIC 3805**
 4    3    2

**Sold Price**
**\$850,000**
**Sold Date**
**29-Apr-19**
**Distance**
**1.2km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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