

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 32 Harrington Drive Narre Warren South

Indicative selling price

Range between: \$590,000 to \$630,000

Median sale price

Median Price: \$548,400 House Suburb: Narre Warren Sth

Period - From: April 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.



15 Brookville Court Narre Warren South

4 Bed 2 Bath 2 Car

Sold \$610,000
Date Sold 17/06/17
Land 573 SqM



39 Harrington Drive Narre Warren South

4 Bed 2 Bath 2 Car

Sold \$610,000
Date Sold 13/07/17
Land 549 SqM



1 Blue Jay Court Narre Warren South

4 Bed 2 Bath 2 Car

Sold \$610,000
Date Sold 1/07/17
Land 651 SqM