

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 86 Fleet Street Narre Warren South

Indicative selling price

Range between: \$600,000 to \$650,000

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 573SqM



2 Faldo Court Cranbourne North

4 Bed 2 Bath 2 Car

Sold \$620,000
Date Sold 8/02/17
Land 839SqM



11 Newton Drive Cranbourne North

4 Bed 2 Bath 2Car

Sold \$630,000
Date Sold 8/03/17
Land 612 SqM
