
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2 Crabill Walk, NARRE WARREN SOUTH VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000 & \$570,000

Median sale price

Median price \$631,000 House x Suburb Narre Warren South
Period - From April 2018 to September 2018 Source pricefinder.com.au

Comparable property sales

A These are the three properties sold within two kilometres 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.

Address of comparable property	Price	Date of sale
1. 60 Kingston Avenue, Narre Warren South VIC 3805	\$546,000	08/10/2018
2. 9 Amberley Park Drive, Narre Warren South VIC 3805	\$550,000	15/10/2018
3. 14 Bunerong Court, Narre Warren South VIC 3805	\$570,000	06/06//2018

Property data source: pricefinder.com.au. Generated on **24 October 2018**.