

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 3 Croxley Place, Narre Warren South

Indicative selling price

Range between: \$640,000 to \$680,000

Median sale price

Median Price: \$603,700 House Suburb: Narre Warren South

Period - From: November 1st 2016 to October 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.



**69 Fleet Street
Narre Warren
South**

4 Bed 2 Bath 2 Car

**Sold \$673,000
Date Sold 05/10/17
Land 580 SqM**



**2 Walcott
Place Narre
Warren South**

3 Bed 2 Bath 2 Car

**Sold \$645,000
Date Sold 17/01/18
Land 635 SqM**



**35 Lansbury Drive
Narre Warren
South**

4 Bed 2 Bath 2 Car

**Sold \$655,000
Date Sold 15/12/17
Land 619 SqM**
