

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 18 Amber Crescent, Narre Warren, Victoria 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$610,000 & \$670,000

Median sale price

(*Delete house or unit as applicable)

Median price \$590,000 *House X *Unit Suburb Narre Warren

Period - From December 2016 to November 2017 Source Rp data – Core Logic

Comparable property sales (*Delete A or B below as applicable)

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 37 Bosco Close, Narre Warren, Victoria 3805	\$670,000	5/3/18
2 3 Celestine Court, Narre Warren, Victoria 3805	\$655,000	18/1/18
3 14 Don Juan Court, Narre Warren, Victoria 3805	\$650,000	13/11/17

AND REFER BELOW

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

