
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 18 Garnet Close, Narre Warren

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$619,000

House x

Suburb Narre Warren

Period - From July 2017 to Sept 2017

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. 16 Corker Close, Narre Warren	\$675,000	03/07/2017
2. 5 Janet Close, Narre Warren	\$652,500	10/11/2017
3. 18 Quartz Place, Narre Warren North	\$715,000	04/07/2017

Property data source: pricefinder.com.au. Generated on **15 December 2017**.