

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 5 Dianella Court Narre Warren

### Indicative selling price

Range between: \$560,000 to \$600,000

Median sale price

Median Price: \$606,000 Suburb: Narre Warren

Period - From: April 2018 to May 2019

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.



**8 Heyington  
Circle Narre  
Warren**

**3 Bed 2 Bath 2 Car**

**Sold \$580,000  
Date Sold 25/02/2019  
Land 674 SqM**



**28 Duncraig  
Court Narre  
Warren**

**3 Bed 2 Bath 2 Car**

**Sold \$590,000  
Date Sold 04/03/2019  
Land 532 SqM**



**45 Prospect  
Hill Road  
Narre Warren**

**3 Bed 2 Bath 2 Car**

**Sold \$582,000  
Date Sold 13/02/2019  
Land 652 SqM**