

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 9 Ainsleigh Court Narre Warren

Indicative selling price

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

Median sale price

Median Price: \$610,000 Suburb: Narre Warren

Period - From: 01 May 2018 to 31 April 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.



54 Prospect Hill Road Narre Warren

3 Bed 2 Bath 4 Car

Sold \$590,000
Date Sold 09/11/2018
Land 686 SqM



45 Prospect Hill Road Narre Warren

3 Bed 2 Bath 2 Car

Sold \$582,000
Date Sold 27/02/2019
Land 652 SqM



2 Don Juan Court Narre Warren

3 Bed 2 Bath 2 Car

Sold \$580,000
Date Sold 13/11/2018
Land 579 SqM