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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 16 Maple Leaf Avenue, Narre Warren South

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$726,000

### Median sale price

Median price \$668,750 House x Suburb Narre Warren South

Period - From January 2018 to March 2018 Source [pricefinder.com.au](http://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. 9 Gardenia Court, Narre Warren South	\$725,000	06/03/2018
2. 10 Gardenia Court, Narre Warren South	\$702,000	03/02/2018
3. 49 Montebello Boulevard, Narre Warren South	\$700,000	27/06/2018

Property data source: [pricefinder.com.au](http://pricefinder.com.au). Generated on **6 July 2018**.