

## 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 11 Forrester Walk Narre Warren South, Vic, 3805

### Indicative selling price

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

Single price \$\* or range between \$ 660,000 & \$ 725,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$600,000 \*House x \*Unit Suburb Narre Warren South

Period - From 15/1/2017 to 15/1/2018 Source RP data

### 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 35 Abbey Road Narre Warren South VIC 3805	\$ 686,000	15/8/2017
2 69 Fleet Street Narre Warren South VIC 3805	\$673,000	19/10/17
3 38 Tangerine Drive Narre Warren South VIC 3805	\$640,000	4/12/17

OR

**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.

