

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 12 Salignus Court, Narre Warren, Victoria 3805

Indicative selling price

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

Single price \$685,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$625,000

*House x

*Unit

Suburb Narre Warren

Period - From May 2017

to May 2018

Source Core Logic

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 18 Amber Crescent, Narre Warren	\$670,000	14/4/2018
2 1 Miriam Close, Narre Warren	\$675,000	23/5/2018
3 25 Shiraz Crescent, Narre Warren	\$670,000	23/4/2018

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.