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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 21 Hilltop Close, 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 \$760,000 & \$836,000

### Median sale price

Median price \$610,000 House x Suburb Narre Warren South  
Period - From August 2017 to October 2017 Source 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. 7 The Quadrant, Narre Warren South	\$761,000	03/11/2017
2. 9 Dianthus Court, Narre Warren South	\$770,000	16/09/2017
3. 6 Fabriano Place, Narre Warren South	\$815,000	15/09/2017

Property data source: pricefinder.com.au. Generated on **25 November 2017**.