

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 6 Crawfordsburn Court, Narre Warren South VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$975,000 & \$1,012,000

Median sale price

Median price \$673,000 House ☒ Suburb Narre Warren South

Period - From 30/08/2018 to 1/09/2018 Source www.realestate.com.au

Comparable property sales

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. 92 Robinswood Parade, Narre Warren South	\$1,045,000	08/12/2017
2. 3 Springs Close, Narre Warren South	\$995,000	26/02/2018
3. 3 Lords Rise, Berwick	\$1,175,000	10/02/2018

