

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 39 Elstar Road, Narre Warren

Indicative selling price

Range between: \$600,000 to \$630,000

Median sale price

Median Price: \$584,400 House Suburb: Narre Warren

Period - From: November 1st 2016 to October 30th 2017

Source: RP Data

Comparable property sales

Below are the three properties sold within two kilometers 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.



84 Maramba Drive Narre Warren

3 Bed 2 Bath 2 Car

Sold \$630,000
Date Sold 16/11/17
Land 527 SqM



60 Blackwood Drive Narre Warren

4 Bed 2 Bath 2 Car

Sold \$620,000
Date Sold 15/10/17
Land 659 SqM



1 Van Court Narre Warren

4 Bed 2 Bath 2 Car

Sold \$618,000
Date Sold 15/09/17
Land 640 SqM