

## 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 18 Kimberley Downs Court, 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 \$795,000

or range between

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### Median sale price

(\*Delete house or unit as applicable)

Median price \$630,000

\*House X

\*Unit

Suburb Narre Warren South

Period - From 01 Apr 2019 to 31 Mar 2020

Source CoreLogic

### 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. 43 Armitage Drive Narre Warren South VIC 3805	\$750,000	26-Nov-19
2. 22 Armitage Drive Narre Warren South VIC 3805	\$775,000	15-Nov-19
3. 5 Plymtree Court Narre Warren South VIC 3805	\$785,000	17-Feb-20