

## 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		97 Fountain Drive, Narre Warren							
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between	\$599	,000	& :	\$620,0	000				
Median sale price									
Median	price	\$630,000	House	х	S	uburb	Narre Warren		
Period - I	From	January 2018 t	o June 2018		s	ource	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. 118 Fountain Drive, Narre Warren	\$640,000	02/06/2018
2. 24 Sweet Gum Avenue, Narre Warren	\$605,000	02/07/2018
3. 12 Chateau Avenue, Narre Warren	\$639,000	28/04/2018

Property data source: pricefinder.com.au. Generated on 16 October 2018.