

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

4 Waverley Close, Narre Warren Vic 3805

#### Indicative selling price

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

Single price

\$595,000

#### Median sale price

Median price

\$615,500

House

X

Unit

Suburb

Narre Warren

Period - From

01/10/2017

to

31/12/2017

Source

REIV

#### 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	27 Ireland Av NARRE WARREN 3805	\$615,000	24/10/2017
2	18 Frederick Rise NARRE WARREN SOUTH 3805	\$600,000	12/11/2017
3	18 Poorinda Rise NARRE WARREN 3805	\$590,000	04/11/2017

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~