

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 16 Emily Drive Narre Warren

### Indicative selling price

Range between: \$600,000 to \$650,000

### Median sale price

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

Period - From: November 1<sup>st</sup> 2016 to October 30<sup>th</sup> 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.



#### **22 Sweet Gum Avenue Narre Warren**

**3 Bed 1 Bath 2 Car**

**Sold \$605,000**  
**Date Sold 20/01/18**  
**Land 639 SqM**



#### **5 Glen Court Narre Warren**

**4 Bed 2 Bath 2 Car**

**Sold \$610,000**  
**Date Sold 21/02/18**  
**Land 615 SqM**



#### **44 Prospect Hill Road Narre Warren**

**3 Bed 2 Bath 1 Car**

**Sold \$632,000**  
**Date Sold 13/03/18**  
**Land 650 SqM**