

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 1A Fuchsia Court Narre Warren

Indicative selling price

Range between: \$510,000 to \$560,000

Median sale price

Median Price: \$525,000 House Suburb: Narre Warren

Period - From: May 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.



6 Balwyn Court Narre Warren

3 Bed 2 Bath 1 Car

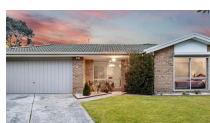
Sold \$530,000
Date Sold 01/07/17
Land 526 SqM



1 Burwood Court Narre Warren

3 Bed 2 Bath 2 Car

Sold \$539,000
Date Sold 04/06/17
Land 453 SqM



6 Burwood Court Narre Warren

3 Bed 1 Bath 2 Car

Sold \$541,500
Date Sold 28/05/17
Land 561 SqM