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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 48 Anaconda Road, Narre Warren

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$649,000

### Median sale price

Median price \$620,000 House x Suburb Narre Warren

Period - From August 2017 to November 2017 Source [pricefinder.com.au](http://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. 6 Lunn Court, Narre Warren	\$627,000	13/11/2017
2. 1 Rosaleen Court, Narre Warren	\$588,000	24/06/2017
3. 9 Amber Crescent, Narre Warren	\$634,000	29/08/2017

Property data source: [pricefinder.com.au](http://pricefinder.com.au). Generated on **28 November 2017**.