
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 9 Fleur Court, Narre Warren South

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$636,363 House x Suburb Narre Warren South

Period - From April 2018 to Sept 2018 Source 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. 19 Oliver Court, Narre Warren South	\$590,000	03/10/2018
2. 6 Minak Close, Narre Warren South	\$632,000	03/10/2018
3. 1 Fleur Court, Narre Warren South	\$592,000	17/07/2018

Property data source: pricefinder.com.au. Generated on **30 October 2018**.