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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

1/8 Marcus Court, Narre Warren
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**Indicative selling price**

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

Single price 

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 or range between 

\$385,000
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 & 

\$420,000
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**Median sale price**

Median price 

\$398,000
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 House 

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 Unit 

X
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 Suburb 

Narre Warren
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Period - From 

July 2017
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 to 

Dec 2017
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 Source 

pricefinder.com.au
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**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. 17/40 Victoria Road, Narre Warren	\$393,000	29/08/17
2. 1/38 Blackwood Drive, Narre Warren	\$396,000	10/10/17
3. 3/14 Victoria Road, Narre Warren	\$424,000	25/10/17

Property data source: [pricefinder.com.au](http://pricefinder.com.au). Generated on **12 February 2018**.