

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 4 Briar Close, Narre Warren

Indicative selling price

Range between: \$550,000 to \$580,000

Median sale price

Median Price: \$590,000 House Suburb: Narre Warren

Period - From: December 1st 2016 to November 30th 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.



31 Woodlands Crescent Narre Warren

3 Bed 1 Bath 2 Car

Sold \$550,000
Date Sold 09/01/18
Land 665 SqM



4 Waverley Close Narre Warren

3 Bed 2 Bath 2 Car

Sold \$580,000
Date Sold 04/03/18
Land 501 SqM



13 Bradley Terrace Narre Warren

4 Bed 1 Bath 1 Car

Sold \$563,000
Date Sold 14/10/17
Land 651 SqM