

## 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

55 Armitage Drive, Narre Warren South
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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

\$835,000
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### Median sale price

Median price

\$675,000
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House

X
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Suburb

Narre Warren South
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Period - From

06/08/2018
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to

12/08/2018
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Source

<a href="http://www.realestate.com.au">www.realestate.com.au</a>
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### Comparable property sales

**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. 35 Armitage Drive, Narre Warren South	\$895,000	17/01/2018
2. 23 Ellen Road, Narre Warren South	\$830,000	27/06/2018
3. 71 The Esplanade, Narre Warren South	\$900,000	04/06/2018