

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6 Tarli Court, Narre Warren South Vic 3805
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Indicative selling price

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

Range between	\$580,000	&	\$638,000
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Median sale price

Median price	\$630,000	House	X	Unit		Suburb	Narre Warren South
Period - From	01/04/2018	to	30/06/2018	Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

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	39 Cottongrass Av CLYDE NORTH 3978	\$445,000	14/12/2017
2	14 Speargrass CI CLYDE NORTH 3978	\$440,000	28/04/2018
3	9 Karawarra Cirt CRANBOURNE NORTH 3977	\$430,000	13/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$580,000 - \$638,000
Median House Price
June quarter 2018: \$630,000

Comparable Properties

39 Cottongrass Av CLYDE NORTH 3978 (VG) **Agent Comments**



Price: \$445,000
Method: Sale
Date: 14/12/2017
Rooms: -
Property Type: Land
Land Size: 512 sqm approx



14 Speargrass CI CLYDE NORTH 3978 (REI/VG) **Agent Comments**



Price: \$440,000
Method: Private Sale
Date: 28/04/2018
Rooms: -
Property Type: Land
Land Size: 447 sqm approx



9 Karawarra Cirt CRANBOURNE NORTH 3977 (REI/VG) **Agent Comments**



Price: \$430,000
Method: Private Sale
Date: 13/11/2017
Rooms: -
Property Type: Land
Land Size: 497 sqm approx