

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 22 Amber Crescent Narre Warren

Indicative selling price

Range between: \$520,000 to \$550,000

Median sale price

Median Price: \$500,200 House Suburb: Narre Warren

Period - From: March 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.



18 Andene Drive Narre Warren

3 Bed 2 Bath 2 Car

Sold \$520,000
Date Sold 3/03/17
Land 648SqM



5 Don Juan Court Narre Warren

3 Bed 2 Bath 2 Ca

Sold \$542,000
Date Sold 28/03/17
Land 680SqM



68 Kurrajong Road Narre Warren

3 Bed 1 Bath 2 Car

Sold \$546,000
Date Sold 7/04/17
Land 661SqM