

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 10 Formosa Court, NARRE WARREN

Indicative selling price

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

Range between \$530,000 & \$571,000

Median sale price

Median price \$630,000 House x Suburb Narre Warren

Period - From September 17 to August 2018 Source RP Data

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. 3 Steinbeck Lane Narre Warren	\$570,900	04/05/2018
2. 19 Donatello Crescent, Narre Warren	\$575,000	26/10/2018
3. 10 Woodlands Crescent, Narre Warren	\$540,000	25/09/2018

Property data source: pricefinder.com.au. Generated on **29 October 2018**.