

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 12 Golden Grove Drive Narre Warren South

### Indicative selling price

Range between: \$740,000 to \$790,000

### Median sale price

Median Price: \$540,000     House   Suburb: Narre Warren Sth

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.



#### **30 Cromford Crescent Narre Warren South**

**5 Bed 3 Bath 2 Car**

**Sold \$750,000**  
**Date Sold 23/01/17**  
**Land 647SqM**



#### **2 Plymtree Court Narre Warren South**

**4 Bed 2 Bath 2 Car**

**Sold \$760,000**  
**Date Sold 27/04/17**  
**Land 794SqM**



#### **14 Baddeley Circuit Cranbourne North**

**4 Bed 3 Bath 2 Car**

**Sold \$750,000**  
**Date Sold 28/04/17**  
**Land 537SqM**