



**first
national**
REAL ESTATE

Neilson Partners

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$* or range between \$480,000 & \$520,000

Median sale price

(*Delete house or unit as applicable)

Median price \$420,500 *House *unit x Suburb or locality Narre Warren South

Period - From Oct 2017 to Dec 2017 Source RP Data CoreLogic

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 2 Steinbeck Lane, Narre Warren	\$555,000	18/12/2017
2 415 Centre Road, Berwick	\$521,000	7/08/2017
3 4/22 Immy Parade, Narre Warren	\$480,000	17/11/2017