

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 1 Aurea Court Narre Warren 3805

Indicative selling price

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

Median sale price

Median Price: \$490,000 House Suburb: Narre Warren
Period - From: January 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.



48 Fleetwood Drive Narre Warren

3 Bed 2 Bath 2 Car

Sold \$530,000
Date Sold 22/03/17
Land 650SqM



3 Mulga Rise Narre Warren

3Bed 2 Bath 2 Car

Sold \$520,000
Date Sold 21/04/17
Land 774SqM



1 Rolstone Court Narre Warren

3 Bed 2 Bath 6 Car

Sold \$550,000
Date Sold 17/12/16
Land 714SqM