
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

9 Beryl Court, Narre Warren

Indicative selling price

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

Range between \$585,000 & \$630,000

Median sale price

Median price

\$637,900

House

x

Suburb

Narre Warren

Period - From January 2018 to March 2018

Source pricefinder.com.au

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. 27 Garnet Close, Narre Warren | \$645,000 | 30/04/2018 |
| 2. 48 Anaconda Road, Narre Warren | \$602,000 | 07/02/2018 |
| 3. 4 Victory Court, Narre Warren | \$630,000 | 16/01/2018 |

Property data source: pricefinder.com.au. Generated on **30 May 2018**.