
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

33 Elida Crescent, Narre Warren South

Indicative selling price

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

Range between

\$490,000

 &

\$530,000

Median sale price

Median price

\$630,000

 House

x

 Suburb

Narre Warren South

Period - From

July 2018

 to

Sept 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. 63 Filmer Crescent, Narre Warren South	\$480,000	05/09/2018
2. 10 Stanton Close, Narre Warren South	\$510,000	10/10/2018
3. 11 Culcairn Court, Narre Warren South	\$528,000	03/11/2018

Property data source: pricefinder.com.au. Generated on **27 November 2018**.