

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 24 Kenton Walk Narre Warren South

Indicative selling price

Range between: \$580,000 to \$630,000

Median sale price

Median Price: \$590,000 House Suburb: Narre Warren South

Period - From: August 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.



11 Hadley Circuit Narre Warren South

3 Bed 2 Bath 2 Car

Sold \$615,000
Date Sold 25/10/17
Land 591 SqM



32 Harrington Drive Narre Warren South

3 Bed 2 Bath 2 Car

Sold \$608,000
Date Sold 07/10/17
Land 572 SqM



8 Kenton Walk Narre Warren South

3 Bed 2 Bath 2 Car

Sold \$600,000
Date Sold 11/07/17
Land 476 SqM