

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 6 Constance Court, Narre Warren

Indicative selling price

Range between: \$600,000 to \$650,000

Median sale price

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

Period - From: November 1st 2016 to October 30th 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.



1 Constance Close Narre Warren

3 Bed 1 Bath 3 Car

Sold \$640,000
Date Sold 16/01/18
Land 653 SqM



30 Denver Drive Narre Warren

4 Bed 2 Bath 2 Car

Sold \$632,000
Date Sold 24/02/18
Land 589 SqM



127 Kurrajong Road Narre Warren

3 Bed 2 Bath 2 Car

Sold \$600,000
Date Sold 26/10/17
Land 651 SqM