

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 34 Mccartney Drive, Narre Warren South VIC 3805

### Indicative selling price

Range between: \$630,000 - \$680,000

Median sale price

Median Price: \$626,000 House Suburb: Narre Warren South

Period - From: February 2017 to January 2018

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.



**18 Turnberry  
Avenue, Narre  
Warren South**

4 Bed 2 Bath 2 Car

**Sold \$650,000  
Date Sold 14/03/2018  
Land 588 SqM**



**356 Ormond  
Road, Narre  
Warren South**

4 Bed 2 Bath 2 Car

**Sold \$640,000  
Date Sold 29/03/2018  
Land 699 SqM**



**386 Ormond Road,  
Narre Warren South**

4 Bed 2 Bath 2 Car

**Sold \$635,000  
Date Sold 06/03/2018  
Land 624 SqM**