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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 3 UPTON CRESCENT, NARRE WARREN VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$520,000

### Median sale price

Median price \$620,000 House x Suburb Narre Warren  
Period - From October 2017 to September 2018 Source [pricefinder.com.au](http://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. 55 WOODLANDS CRES, NARRE WARREN, VIC 3805	\$492,000	10/09/2018
2. 4 BLUE GUM CRT, NARRE WARREN, VIC 3805	\$520,000	13/08/2018
3. 7 MAGDALENA PL, BERWICK 3806	\$505,000	02/09/2018

Property data source: [pricefinder.com.au](http://pricefinder.com.au). Generated on **8 February 2019**.