

## 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 38 Valley Fair Drive, 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) (\*Delete single price or range as applicable)

Single price \$ or range between 520,000 & 560,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$610,500 \*House X Suburb Narre Warren VIC 3805

Period - From FEB 2018 to JAN 2019 Source CoreLogic

### Comparable property sales (\*Delete A or B below as applicable)

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. 10 Pentland Drive, Narre Warren, VIC, 3805	\$530,000	10/01/2019
2. 8 Oakland Court, Narre warren, VIC, 3805	\$535,000	14/12/2018
3. 6 Gardenia Crescent, Narre Warren VIC 3805	\$493,000	01/12/2018