
STATEMENT OF INFORMATION

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 SANDALWOOD DRIVE, NARRE WARREN, VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$630,000	&	\$690,000
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Median sale price

Median price

\$620,000	House	x	Suburb	Narre Warren
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Period - From

January 2018	to	December 2018	Source	pricefinder.com.au
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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. 21 ELLENVALE DR, NARRE WARREN, VIC 3805	\$635,000	05/11/2018
2. 8 ELLENVALE DR, NARRE WARREN, VIC 3805	\$650,000	18/10/2018
3. 10 ROZZY PDE, NARRE WARREN, VIC 3805	\$660,000	11/10/2018

Property data source: pricefinder.com.au. Generated on **16 January 2019**.