

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 5 Sherbrooke Court Narre Warren South

Indicative selling price

Range between: \$630,000 to \$690,000

Median sale price

Median Price: \$537,800 House Suburb: Narre Warren South

Period - From: February 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.



59 Saxonwood Drive Narre Warren

4 Bed 2 Bath 2 Car

Sold \$680,000
Date Sold 14/02/17
Land 742SqM



10 Caulfield Court Narre Warren

3 Bed 2 Bath 2 Car

Sold \$688,000
Date Sold 15/03/17
Land 638SqM



3 Caulfield Court Narre Warren

4 Bed 2 Bath 2 Car

Sold \$675,000
Date Sold 3/06/17
Land 656SqM