



**first
national**
REAL ESTATE

Neilson Partners

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$* or range between \$610,000 & \$660,000

Median sale price

(*Delete house or unit as applicable)

Median price \$655,000 *House x *unit Suburb or locality Narre Warren South

Period - From Jan 17 to Dec 17 Source REIV

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 14 Wexford Court, Narre Warren South	\$667,000	24/10/2017
2 46 Pevensey Drive, Narre Warren South	\$608,000	25/01/2018
3 5 Tavnton Court, Narre Warren South	\$650,250	03/11/2017