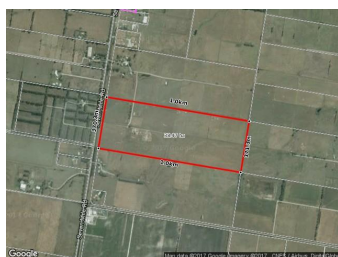


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



605 SEVEN MILE ROAD, NAR NAR GOON, 3 2 2

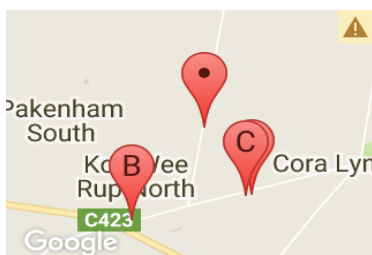
Indicative Selling Price

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

Single Price: **\$1,800,000**

Provided by: Matt Koster, Alex Scott Pakenham

MEDIAN SALE PRICE



NAR NAR GOON, VIC, 3812

Suburb Median Sale Price (House)

\$797,500

01 July 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1000 MAIN DRAIN RD, BAYLES, VIC 3981 3 2 2

Sale Price

\$690,000

Sale Date: 12/09/2017

Distance from Property: 2.3km



1010 SEVEN MILE RD, KOO WEE RUP NORTH, 3 2 2

Sale Price

\$525,000

Sale Date: 01/05/2017

Distance from Property: 3.3km



980 MAIN DRAIN RD, BAYLES, VIC 3981 3 - -

Sale Price

\$2,250,000

Sale Date: 22/04/2017

Distance from Property: 2.3km



This report has been compiled on 14/11/2017 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

605 SEVEN MILE ROAD, NAR NAR GOON, VIC 3812

Indicative selling price

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

Single Price:

\$1,800,000

Median sale price

Median price

\$797,500

House

Unit


Suburb

NAR NAR GOON

Period

01 July 2017 to 30 September 2017

Source



Comparable property sales

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
1000 MAIN DRAIN RD, BAYLES, VIC 3981	\$690,000	12/09/2017
1010 SEVEN MILE RD, KOO WEE RUP NORTH, VIC 3981	\$525,000	01/05/2017
980 MAIN DRAIN RD, BAYLES, VIC 3981	\$2,250,000	22/04/2017