

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

5 / 6 - 8 SYLVANWOOD CRESCENT, NARRE WARREN, VIC 3805

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 \$ 570,000 & \$ 599,900

Median sale price

(*Delete house or unit as applicable)

Median price \$ 386,500

*House

Unit

Unit

Suburb
or locality

Narre Warren

Period - From 01/01/2017 to 31/12/2017

Source Price Finder

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

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

2/2 SARAH-LOUISE PLACE, BERWICK 3806	\$575,000	09/01/2018
53/5 PINEY RIDGE, ENDEAVOUR HILLS 3802	\$563,000	04/12/2017
58 DOVETON AVENUE, EUMEMMERRING	\$659,000	26/11/2017