

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 40 Elida Crescent, NARRE WARREN SOUTH 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$625,000 - \$675,000**

### Median sale price

Median **House** for **NARRE WARREN SOUTH** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$640,000**

### 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 the most comparable to the property for sale.

**1 Fairmead Pl,**  
Narre Warren South 3805

**Price \$625,000** Sold 03  
November 2018

**4 Malabar Crt,**  
Narre Warren South 3805

**Price \$630,000** Sold 22  
November 2018

**72 Beethoven Dr,**  
Narre Warren South 3805

**Price \$635,000** Sold 29  
January 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

2 parking

### Ray White Narre Warren South

Shop 20, 400 Narre Warren -  
Cranbourne Road,  
Narre Warren South VIC 3805

### Contact agents



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Ray White

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