

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 3 Kendall Drive, Narre Warren VIC 3805

### Indicative selling price

Range between: \$600,000 - \$635,000

Median sale price

Median Price: \$610,000 House Suburb: Narre Warren

Period - From: March 2017 to February 2018

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.



#### **4 Victory Court, Narre Warren**

3 Bed 2 Bath 2 Car

**Sold \$630,000**  
**Date Sold** 16/01/2018  
**Land** 703 SqM



#### **19 Barondi Avenue, Narre Warren**

3 Bed 2 Bath 2 Car

**Sold \$637,000**  
**Date Sold** 04/12/2017  
**Land** 639 SqM



#### **25 Jacksons Road, Narre Warren**

3 Bed 2 Bath 2 Car

**Sold \$635,000**  
**Date Sold** 16/03/2018  
**Land** 556 SqM