

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 5 Nobelius Avenue, Narre Warren

Indicative selling price

Range between: \$730,000 to \$770,000

Median sale price

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

Period - From: March 1st 2017 to February 31st 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.



6 Woodley Street Narre Warren

4 Bed 2 Bath 2 Car

Sold \$747,000
Date Sold 28/04/18
Land 765 SqM



6 Salignus Court Narre Warren

4 Bed 2 Bath 2 Car

Sold \$722,000
Date Sold 03/02/18
Land 739 SqM



14 Springwood Avenue Narre Warren

3 Bed 1 Bath 2 Car

Sold \$700,000
Date Sold 10/03/18
Land 732 SqM