

## 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

1 Rose Garden Court, Narre Warren North VIC 3804

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$ 1,100,000 & \$ 1,200,000

### Median sale price

(Delete house or unit as applicable)

Median price \$ 1,280,000 House ☒ Unit ☐ Suburb NARRE WARREN NORTH

Period - From 01/03/2019 to 01/03/2019 Source [www.realestate.com.au](http://www.realestate.com.au)

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

- A** 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
1 4 Rose Garden, Narre Warren North VIC 3804	\$ 1,173,000	21/02/2019
2 5 Bon Court, Narre Warren North VIC 3804	\$ 1,226,000	17/01/2019
3 88 Abeckett Road, Narre Warren North VIC 3804	\$ 1,203,000	09/09/2018

OR

- B** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.