



**first  
national**  
REAL ESTATE

# Neilson Partners

## Statement of Information

### 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

117 CRAWLEY ROAD, 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)

Single price

\$

or range between

\$1,400,000

&

\$1,450,000

#### Median sale price

Median price

\$1,177,500

\*House

x

\*Unit

Suburb

NARRE WARREN NORTH

Period - From

1<sup>ST</sup> OCT 2017

to

30 AUG 2018

Source

REIV

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

Address of comparable property		Price	Date of sale
1)	55 EBELI CLOSE, NARRE WARREN NORTH	\$1,400,000	08/10/2018
2)	5-6 MAURICE COURT, NARRE WARREN NORTH	\$1,460,000	05/10/2018
3)	105 CRAWLEY ROAD, NARRE WARREN NORTH	\$1,400,000	29/08/2018