

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 495 Princes Highway Narre Warren

Indicative selling price

Range between: \$650,000 to \$720,000

Median sale price

Median Price: \$493,750 House Suburb: Narre Warren

Period - From: February 2017 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.



503 Princes Highway Narre Warren

3 Bed 2 Bath 2 Car

**Sold \$701,000
Date Sold 6/05/17
Land 659SqM**



539 Princes Highway Narre Warren

3 Bed 2 Bath 2 Car

**Sold \$665,000
Date Sold 12/02/17
Land 727SqM**



67 Valley Fair Drive Narre Warren

3 Bed 1 Bath 2 Car

**Sold \$662,000
Date Sold 8/04/17
Land 726SqM**