

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

Unit 2, 30-32 Garryowen Crescent, Narre Warren, VIC-3805

Indicative selling price

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

Single price \$* or range between \$410,000 & \$450,000

Median sale price

(*Delete house or unit as applicable)

Median price \$398,000

*House

*Unit X

Suburb Narre Warren

Period - From Feb 18

to Feb 18

Source Core Logic

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 Unit 2, 19 Linlithgow Court, Narre Warren, VIC-3805	\$416,000	27-Apr-18
2 Unit 3, 3 Prospect Hill Road, Narre Warren, VIC-3805	\$485,000	15-Jan-18
3 Unit 1, 3 Prospect Hill Road, Narre Warren, VIC-3805	\$516,000	09-Dec-17