

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 3 Clement Court Narre Warren South VIC 3805

### Indicative selling price

Range between: \$560,000 to \$600,000

Median sale price

Median Price: \$640,000 House Suburb: Narre Warren South

Period - From: March 2018 to April 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.



**8 Beethoven  
Narre Warren  
South**

**4 Bed 2 Bath 2 Car**

**Sold \$598,500  
Date Sold 18/07/18  
Land 605 SqM**



**38 Lake View  
Drive Narre  
Warren South**

**4 Bed 2 Bath 1 Car**

**Sold \$580,000  
Date Sold 16/05/18  
Land 512 SqM**



**61 Langbourne  
Drive Narre  
Warren South**

**4 Bed 2 Bath 2 Car**

**Sold \$600,000  
Date Sold 20/02/18  
Land 537 SqM**