



**first
national**
REAL ESTATE

Neilson Partners

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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 \$1,350,000 & \$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median price \$900,000 *House x *unit Suburb or locality Narre Warren North

Period - From 22/5/16 to 22/5/17 Source REA

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 23-24 Branca Ct Narre Warren North	\$1,360,000	10/3/17
2 31-32 Branca Ct Narre Warren North	\$1,428,000	20/3/17
3 17-18 Jarrang Retreat, Narre Warren North	\$1,276,000	25/1/17