

## 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

21 The Avenue, Narre Warren South

### Indicative selling price

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

Single price

\$\*

or range between

\$580,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$640,000

\*House

X

\*Unit

Suburb

Narre Warren South

Period - From

May 2017

to

May 2018

Source

RP Data

### 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. 22 St Ives Drive, Narre Warren South	\$635,000	16/4/18
2. 3 Grandview Terrace, Narre Warren South	\$610,000	27/3/18
3. 5 Highland Drive, Narre Warren South	\$634,000	5/3/18