

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 2 Drummer Lane Narre Warren VIC 3805

Indicative selling price

Range between: \$560,000 to \$610,000

Median sale price

Median Price: \$490,000 House Suburb: Narre Warren
Period - From: January 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.



25 Duncraig Court Narre Warren

4 Bed 2 Bath 2 Car

**Sold \$572,500
Date Sold 20/12/16
Land 546SqM**



2 Hedley Court Narre Warren

4 Bed 2 Bath 2 Car

**Sold \$600,000
Date Sold 14/11/16
Land 638SqM**



20 Carroll Court Narre Warren

4 Bed 2 Bath 2 Car

**Sold \$600,000
Date Sold 25/11/16
Land 577SqM**