

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 19 Darling Way, Narre Warren

Indicative selling price

Range between: \$640,000 to \$685,000

Median sale price

Median Price: \$584,400 House Suburb: Narre Warren

Period - From: November 1st 2016 to October 30th 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.



6 Angus Court Narre Warren

3 Bed 1 Bath 2 Car

**Sold \$658,000
Date Sold 24/10/17
Land 728 SqM**



8 Canterbury Close Narre Warren

4 Bed 2 Bath 2 Car

**Sold \$647,000
Date Sold 29/08/17
Land 550 SqM**



118 Sweeney Drive Narre Warren

4 Bed 3 Bath 1 Car

**Sold \$679,000
Date Sold 11/10/17
Land 726 SqM**
