



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 9 Avendon Court, NARRE WARREN SOUTH 3805

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$590,000 - \$640,000**

#### Median sale price

Median **House** for **NARRE WARREN SOUTH** for period **Oct 2018 - Sep 2019**

Sourced from **Corelogic**.

**\$625,000**

#### Comparable property sales

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 the most comparable to the property for sale.

**5 Avendon Court,**  
Narre Warren South 3805

**Price \$640,000** Sold 22  
August 2019

**3 Bancroft Avenue,**  
Narre Warren South 3805

**Price \$645,000** Sold 01  
October 2019

**5 Hillman Court,**  
Berwick 3805

**Price \$641,000** Sold 11  
September 2019

This Statement of Information was prepared on 10th Oct 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Corelogic.

#### Grant's Estate Agents - Narre Warren

9 Webb Street,  
Narre Warren VIC 3805

#### Contact agents



**Andrea O'Connor**  
Grant's Estate Agents

03 9704 8899  
0439 988 714

[andrea.oconnor@grantsea.com.au](mailto:andrea.oconnor@grantsea.com.au)