

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 3 Debanne Court, Narre Warren

### Indicative selling price

Range between: \$570,000 to \$620,000

Median sale price

Median Price: \$605,000 House Suburb: Narre Warren

Period - From: February 1<sup>st</sup> 2017 to January 30<sup>th</sup> 2018

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.



**22 Franleigh  
Drive, Narre  
Warren**

**3 Bed 1 Bath 2 Car**

**Sold \$615,000  
Date Sold 20/02/18  
Land 660 SqM**

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**7 Monaro  
Crescent,  
Narre Warren**

**3 Bed 1 Bath 2 Car**

**Sold \$612,000  
Date Sold 07/11/17  
Land 655 SqM**

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**38 Madison  
Avenue Narre  
Warren**

**3 Bed 1 Bath 1 Car**

**Sold \$585,500  
Date Sold 19/11/17  
Land 338 SqM**

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