

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 114 Strathaird Drive Narre Warren South

### Indicative selling price

Range between: \$500,000 to \$550,000

### Median sale price

Median Price: \$548,400     House   Suburb: Narre Warren Sth

Period - From: April 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.



**59 Sherwood  
Road Narre  
Warren South**

**3 Bed 2 Bath 2 Car**

**Sold \$510,100  
Date Sold 20/04/17  
Land 480 SqM**



**9 Plough Rise  
Narre Warren  
South**

**3 Bed 2 Bath 2 Car**

**Sold \$515,000  
Date Sold 19/02/17  
Land 750 SqM**



**19 Harrington  
Drive Narre  
Warren South**

**3 Bed 2 Bath 2 Car**

**Sold \$550,000  
Date Sold 7/03/17  
Land 667 SqM**