

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 CARROLL COURT, NARRE WARREN, VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$620,000 to \$650,000

Median sale price

Median price

\$599,000

House

X

Unit

Suburb

NARRE WARREN

Period

01 January 2017 to 31 December 2017

Source

 pricefinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
24 DRUMMER LANE, NARRE WARREN, VIC 3805	*\$637,500	23/10/2017
31 EMILY DR, NARRE WARREN, VIC 3805	**\$645,000	23/09/2017
3 MAUREEN CRT, NARRE WARREN, VIC 3805	\$670,000	22/08/2017