

## 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 3 Carmela Close Narre Warren VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$\*660,000 & \$726,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 551,411 \*House x \*Unit Suburb Narre Warren

Period - From 01/08/17 to 31/08/17 Source RP Data Core Logic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1 26 Archibald Avenue Narre Warren VIC 3805	\$ 680,000	10/08/2017
2 21 Browntop Road Narre Warren VIC 3805	\$ 680,000	14/10/2017
3 11 Versailles Place Narre Warren VIC 3805	\$ 695,000	25/07/2017

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

