

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 48 Player Drive, Narre Warren

### Indicative selling price

Range between: \$625,000 to \$650,000

Median sale price

Median Price: \$551,411 House Suburb: Narre Warren

Period - From: August 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.

#### 12 Lancaster Avenue Narre Warren

3 Bed 2 Bath 2 Car



**Sold** \$628,000  
**Date Sold** 22/03/17  
**Land** 734 SqM

#### 10 Lloyd Avenue Narre Warren

3 Bed 2 Bath 2 Car



**Sold** \$630,000  
**Date Sold** 08/04/17  
**Land** 714 SqM

#### 15 St Johns Court Narre Warren

3 Bed 1 Bath 3 Car



**Sold** \$638,000  
**Date Sold** 30/06/17  
**Land** 736 SqM