

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

4 Victory Court, Narre Warren

Indicative selling price

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

Single price - or range between \$595,000 & \$654,500

Median sale price

Median price

\$570,000

House

X

Unit

Suburb

Narre Warren

Period - From

Sept 2017

to

Nov 2017

Source

pricefinder.com.au

Comparable property sales

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. 38 Madison Avenue, Narre Warren	\$585,000	05/12/17
2. 3 Glen Court, Narre Warren	\$652,000	29/11/17
3. 84 Maramba Drive, Narre Warren	\$630,000	16/11/17

Property data source: pricefinder.com.au. Generated on **18 December 2017**.