

## 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

9 SANDALWOOD DRIVE, 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)

Price Range: \$630,000 to \$680,000

### Median sale price

Median price

\$612,500

House

☒

Unit

☐

Suburb

NARRE WARREN

Period

01 April 2017 to 31 March 2018

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
55 KURRAJONG RD, NARRE WARREN, VIC 3805	\$680,000	16/01/2018
25 SHIRAZ CRES, NARRE WARREN, VIC 3805	*\$670,000	25/04/2018
15 KURRAJONG RD, NARRE WARREN, VIC 3805	**\$642,000	22/05/2018