

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

81 Crawley Road Narre Warren North VIC 3804

Indicative selling price

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

Single price

\$*

or range between

\$*999,000.00

&

\$1,098,900.00

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,027,500.00

*House

x

*Unit

Suburb

Narre Warren North

Period - From

1/08/2017

to

31/08/2017

Source

RPData

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 18 Cantwell Road Narre Warren North VIC 3804	\$1,051,000.00	24/08/2017
2 5 Lemon Tree Lane Narre Warren North VIC 3804	\$1,022,000.00	05/06/2017
3 18-20 Cranton Close Narre Warren North 3804	\$1,135,000.00	26/06/2017

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.