

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 10 Angel Close, Narre Warren South VIC 3805

### Indicative selling price

Range between: \$570,000 - \$600,000

Median sale price

Median Price: \$626,000 House Suburb: Narre Warren South

Period - From: January 2018 to February 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.



**8 Sneddon Drive  
Narre Warren  
South**

3 Bed 2 Bath 2 Car

**Sold \$600,000  
Date Sold 27/03/2018  
Land 652 SqM**



**12 Jarvis  
Close Narre  
Warren South**

3 Bed 2 Bath 2 Car

**Sold \$590,000  
Date Sold 01/03/2018  
Land 506 SqM**



**22 Dewsbury  
Court Narre  
Warren South**

3 Bed 2 Bath 2 Car

**Sold \$582,000  
Date Sold 22/12/2017  
Land 540SqM**