

## Statement of Information

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 7 Falmouth Road Narre Warren South

#### Indicative selling price

Range between: \$545,000 to \$605,000

Median sale price

Median Price: \$641,5000 House Suburb: Narre Warren South

Period - From: September 2018 to March 2019

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.



#### 6 Churchmead Court Narre Warren South

4 Bed 2 Bath 2 Car

**Sold** \$600,000  
**Date Sold** 14/12/2018  
**Land** 621 SqM



#### 112 Langbourne Drive Narre Warren South

4 Bed 2 Bath 2 Car

**Sold** \$550,000  
**Date Sold** 22/02/2019  
**Land** 595 SqM



#### 4 Karrum Karrum Court Narre Warren South

4 Bed 2 Bath 2 Car

**Sold** \$585,000  
**Date Sold** 17/02/2019  
**Land** 676 SqM