

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 38 Emily Drive, Narre Warren VIC 3805

Indicative selling price

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

Median sale price

Median Price: \$605,000 House Suburb: Narre Warren

Period - From: February 2017 to January 2018

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.



76 Hinrichsen Drive Hallam

3 Bed 2 Bath 2 Car

Sold \$586,000
Date Sold 11/11/2017
Land 488 SqM



24 Bunbury Avenue Narre Warren

3 Bed 2 Bath 2 Car

Sold \$595,000
Date Sold 10/11/2017
Land 536 SqM



58 Anaconda Road Narre Warren

3 Bed 2 Bath 2 Car

Sold \$599,000
Date Sold 02/02/2018
Land 600SqM