

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 1 Kimberley Downs Court Narre Warren South

### Indicative selling price

Range between: \$670,000 to \$720,000

### Median sale price

Median Price: \$537,800     House   Suburb: Narre Warren Sth

Period - From: 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 Canet Grove Narre Warren South**

**4 Bed 2 Bath 2 Car**

**Sold \$662,000  
Date Sold 4/05/17  
Land 690SqM**



#### **13 Lia Amie Place Berwick**

**4 Bed 2 Bath 2 Car**

**Sold \$715,000  
Date Sold 19/05/17  
Land 839SqM**



#### **66 Moondarra Drive Berwick**

**4 Bed 2 Bath 3 Car**

**Sold \$680,000  
Date Sold 26/04/17  
Land 630SqM**