

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

### Property offered for sale

Address  
Including suburb or  
locality and postcode

1 / 6 - 8 SYLVANWOOD CRESCENT, NARRE WARREN, VIC 3805

### Indicative selling price

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

Single price

\$

or range between

\$ 550,000

&

\$ 560,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 386,500

\*House

Unit

Unit

Suburb  
or locality

Narre Warren

Period - From

01/01/2017

to

31/12/2017

Source

Price Finder

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

4 DIBA RISE, NARRE WARREN, VIC 3805	\$555,000	29/08/2017
6/89 FRAWLEY RD, HALLAM, VIC 3803	\$526,000	06/08/2017
1/3 PROSPECT HILL RD, NARRE WARREN, VIC 3805	\$516,000	09/12/2017