

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

1 Terrapin Drive, Narre Warren South

Indicative selling price

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

Single price \$550,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$635,000

*House

*Unit

Suburb
or locality

Narre Warren South

Period - From 30/04/19

to 2/5/19

Source

www.realestate.com.au

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.

Address of comparable property	Price	Date of sale
6 Scarborough Drive, Narre Warren South	\$590,000	15/11/19
41 Filmer Crescent, Narre Warren South	\$515,000	19/12/18
10 Dean Close, Narre Warren South	\$545,000	04/12/18

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.