

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4 Cloverlea Grove, Narre Warren South, Victoria 3805

Indicative selling price

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

Single price \$*775,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$641,500

*House X

*Unit

Suburb Narre Warren South

Period - From Feb 2018

to Jan 2019

Source Rp Data Core Logic

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

A* These are the three properties sold within two kilometres 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.

Address of comparable property	Price	Date of sale
1 4 Robinia Ct, Narre Warren South, Victoria 3805	\$746,000	6/9/18
2 23 Ard Blair Terrace, Narre Warren South, Victoria 3805	\$750,000	8/1/19
3 63 Loxley Blvd, Narre Warren South, Victoria 3805	\$760,000	29/8/18

OR

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