

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 34 Mahon Crescent Narre Warren

Indicative selling price

Range between: \$510,000 to \$560,000

Median sale price

Median Price: \$493,750 House Suburb: Narre Warren
South

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.



61 Darling Way Narre Warren

3 Bed 1 Bath 0 Car

Sold \$548,000
Date Sold 9/05/17
Land 861SqM



3 Mulga Rise Narre Warren

3 Bed 2 Bath 2 Car

Sold \$520,000
Date Sold 21/04/17
Land 774SqM



4 Sollya Court Narre Warren

3 Bed 2 Bath 0 Car

Sold \$535,000
Date Sold 9/05/17
Land 665SqM