

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 2/8 Marcus Court, Narre Warren

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price - or range between \$420,000 & \$460,000

Median sale price

Median price \$398,000 House Unit X Suburb Narre Warren

Period - From July 2017 to Dec 2017 Source pricefinder.com.au

Comparable property sales

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. 12 Tomasetti Crescent, Narre Warren	\$448,000	15/08/17
2. 75 Valley Fair Drive, Narre Warren	\$460,000	21/09/17
3. 1/67 Bella Crescent, Hallam	\$421,000	01/11/17

Property data source: pricefinder.com.au. Generated on **12 February 2018**.