

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**46 Vert Avenue,  
NARRE WARREN SOUTH 3805**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$600,000 - \$640,000**

### Median sale price

Median **House** for **NARRE WARREN SOUTH** for period **Aug 2017 - Jul 2018**

Sourced from **Rp Data**.

**\$641,500**

### Comparable property sales

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 the most comparable to the property for sale.

**24 Pendle Close,**  
Narre Warren South 3805

**Price \$635,000** Sold 11  
October 2018

**1 Cypress Hill Drive,**  
Narre Warren South 3805

**Price \$637,000** Sold 22  
August 2018

**75 Beauford Avenue,**  
Narre Warren South 3805

**Price \$620,000** Sold 22  
August 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Rp Data.

House

4 beds

2 baths

2 parking

### Stockdale & Leggo Narre Warren

5 Webb Street,  
Narre Warren VIC 3805

### Contact agents



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**Stockdale  
& Leggo**