

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 3 Maureen Court Narre Warren

Indicative selling price

Range between: \$620,000 to \$660,000

Median sale price

Median Price: \$510,000 House Suburb: Narre Warren

Period - From: April 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.



13 Deanswood Way Narre Warren

3 Bed 2 Bath 2 Car

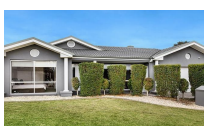
Sold \$638,500
Date Sold 22/03/17
Land 619 SqM



11 Greythorne Court Narre Warren

4 Bed 2 Bath 2 Car

Sold \$640,000
Date Sold 27/03/17
Land 562 SqM



11 Hedley Court Narre Warren

3 Bed 2 Bath 2 Car

Sold \$642,000
Date Sold 25/07/17
Land 546 SqM