

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 1/11 Blue Gum Court, Narre Warren

### Indicative selling price

Range between: \$390,000 to \$420,000

Median sale price

Median Price: \$584,400 House Suburb: Narre Warren

Period - From: November 1<sup>st</sup> 2016 to October 30<sup>th</sup> 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.



#### **7 Fleetwood Drive Narre Warren**

**2 Bed 1 Bath 1 Car**

**Sold \$408,000**  
**Date Sold 16/09/17**  
**Land 311 SqM**

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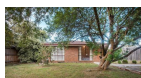


#### **2/5 Jarrah Court Narre Warren**

**2 Bed 1 Bath 1 Car**

**Sold \$420,000**  
**Date Sold 25/09/17**  
**Land 525 SqM**

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#### **13 Nandina Road Narre Warren**

**3 Bed 1 Bath 1 Car**

**Sold \$398,000**  
**Date Sold 28/10/17**  
**Land 297 SqM**

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