
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 18 Sneddon Drive, Narre Warren South

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$695,000 House x Suburb Narre Warren South

Period - From January 2018 to March 2018 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. 31 Filmer Crescent, Narre Warren North	\$680,000	05/12/2017
2. 8 Colwyn Drive, Narre Warren South	\$660,000	28/03/2018
3. 17 Malabar Court, Narre Warren South	\$630,500	04/12/2017

Property data source: pricefinder.com.au. Generated on **14 April 2018**.