

P 87940500

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	6 Davy Court N						
Indicative selling price							
For the meaning of this price	e see consumer.vic	gov.au/	/underquoting (*	Delete si	ngle price	or range	as applicable)
- Single Price	\$715,000		or range between		&		
Median sale price							
(*Delete house or unit as ap	plicable)						
Median Price	\$638,500	*Hou	use X	*Unit		Suburb	Narre Warren South
Period-from	01 Apr 2018	to	31 Mar 2019		Source		Corelogic
Comparable property s	ales (*Delete A	or B. b.	elow as annli	cable)			

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.

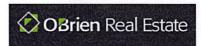
Address of comparable property	Price	Date of sale	
66 The Avenue Narre Warren South VIC 3805	\$690,000	07-Nov-18	
16 Hillrise Close Narre Warren South VIC 3805	\$725,000	15-Jan-19	
50 Ellen Road Narre Warren South VIC 3805	\$715,000	19-Nov-18	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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66 The Avenue Narre Warren South Sold Price \$690,000 Sold Date 07-Nov-18 VIC 3805

a 2

Distance

0.29km



16 Hillrise Close Narre Warren South VIC 3805

2

Sold Price

\$725,000 Sold Date

15-Jan-19

2 a 2 Distance

0.49km



50 Ellen Road Narre Warren South Sold Price VIC 3805

\$715,000 Sold Date 19-Nov-18

4

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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