

Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

148 The Promenade, Narre Warren South

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$640,000

or range between

&

Median sale price

Median price

\$630,000

Property type

House

Suburb

Narre Warren South

Period - From

1/8/2018

to

31/7/19

Source

CoreLogic

Comparable property sales (*Delete A or B below as applicable)

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
3 Dorchester Dve, Narre Warren South	\$640,000	5/3/2019
5 Sliver Birch Crt, Narre Warren South	\$675,000	12/6/2019
6 Rigby Crt, Narre Warren South	\$670,000	28/3/2019

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.

This Statement of Information was prepared on:

18/9/19