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	28 Richardson Street, Narre Warren, Victoria 3805

Indicative selling price

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

Single price	$*	or range between	$*610,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median price	$545,000	*House	X	*Unit		Suburb	Narre Warren
Period - From	August 2016	to	July 2017			Source	Rpdata Core Logic

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
1 45 Hanley Street, Narre Warren	$615,000	26/7/17
2 35 Kent Road, Narre Warren	$631,000	30/7/17
3 16 Upton Crescent, Narre Warren	$655,500	25/5/17

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.