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	3 ROSEMONT DRIVE NARRE WARREN, VIC, 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	$630,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median price	$551,500	*House	X	*Unit		Suburb	NARRE WARREN

Period - From	15/1/2017	to	15/1/2018	Source	Rp DATA

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 26 Tamarisk Road Narre Warren VIC 3805	$664,000	13/11/17
2 48 Player Drive Narre Warren VIC 3805	$ 640,000	06/12/17
3 1 Tingle Close Narre Warren VIC 3805	$ 620,000	21/11/17

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.