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	31 Woodlands Crescent, Narre Warren 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	$510,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median price	$570,000	*House	X	*Unit		Suburb	Narre Warren
Period - From	01/12/2016	to	04/12/2017			Source	Realestate.com.au

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. 8 Tralee Circuit, Narre Warren 3805	$520,000	08//08/2017
2. 6 Balwyn Court, Narre Warren 3805	$530,000	01/07/2017
3. 3 St Johns Court, Narre Warren 3805	$537,000	01/07/2017

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.