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	8 The Esplanade, 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	$*	or range between	$*820,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median price	$540,000	*House	x	*Unit		Suburb	Narre Warren South
Period - From	April 2016	to	March 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 11 Azimuth Close, Narre Warren South	$830,000	30/1/17
2 58 Berwick Springs Promenade, Narre Warren South	$890,000	27/4/17
3 12 The Esplanade, Narre Warren South	$885,000	5/2/17

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.