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 Murdoch Avenue, 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	$540,000	&	$594,000

Median sale price

(*Delete house or unit as applicable)

Median price	$493,750	*House	X	*Unit		Suburb	Narre Warren
Period - From	May 2016	to	April 2017			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
1. 143 Kurrajong Road Narre Warren, VIC 3805	$ 571,000	31-Jan-17
2. 10 Browtop Road Narre Warren, VIC 3805	$ 562,800	28-Nov-16
3. 3 Scoble Place Narre Warren, VIC 3805	$ 588,000	22-Feb-17