OBrien Real Estate

STATEMENT OF INFORMATION

Prepared on 01 May 2017

House Offered for Sale

1/1 Topaz Place Narre Warren VIC 3805

2 1 1

Indicative Selling Price

$380,000 — $418,000

Median Sale Price of Houses in Narre Warren between Feb 2016 - Jan 2017

$490,000 (Source: CoreLogic)

Comparable Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property



6/95 Prospect Hill Road Narre Warren VIC 3805

2 1 1

Sold Price	**$370,000**
Sold Date	15-Apr-17
Distance	1.28km



14/7-9 Denise Court Narre Warren VIC 3805

2 1 1

Sold Price	**$351,000**
Sold Date	12-Dec-16
Distance	1.03km



2/43 Heyington Circle Narre Warren VIC 3805

2 1 1

Sold Price	**$345,000**
Sold Date	05-Apr-17
Distance	1.81km

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