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	11 Monaro Crescent 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	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median price	$500,200	*House	x	*Unit		Suburb	Narre Warren
Period - From	March 2017	to	May 2017			Source	Corelogic 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 4 Trentwood Road Narre Warren	$540,000	22/6/17
2 21 Summerlea Road Narre Warren	$575,000	26/6/17
3 30 Fountain Drive Narre Warren	$562,000	21/3/17

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.