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	1/8 Lancaster Avenue, Narre Warren, Victoria 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	$*395,000	&	$434,500

Median sale price

(*Delete house or unit as applicable)

Median price	$331,250	*House		*Unit	X	Suburb	Narre Warren
Period - From	August 2015	to	Juley 2016	Source	Rp data – 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 2/24 Chateau Avenue, Narre Warren	$390,000	28/4/17
2 1/2 Redgum Place, Narre Warren	$386,500	9/5/17
3 3A Monaro Crescent, Narre Warren	$392,502	8/4/17

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.