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<br>Including suburb and postcode | 14 Oliver Court, Narre Warren South, 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 | $*580,000 | & | $638,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median price | $576,500 | *House | X | *Unit | | Suburb | Narre Warren South |
| Period - From | August 2016 | to | July 2017 | | | 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 15 Haydn Place, Narre Warren South | $631,500 | 19/9/17 |
| 2 11 Nell Place, Narre Warren South | $621,500 | 11/11/17 |
| 3 3 Oliver Court, Narre Warren South | $630,000 | 18/8/17 |

**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.