



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

11 Castleridge Court, Narre Warren South, VIC 3805

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$830,000 & \$870,000

MEDIAN SALE PRICE

Median price \$640,000 | House | Narre Warren South (3805)

Period - From 1 July 2017 to 1 June 2018 | Source - RP Data

COMPARABLE PROPERTY SALES

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 |
|---|------------------|-------------------|
| 72 ROBINSWOOD PARADE, NARRE WARREN SOUTH VIC 3805 | \$830,000 | 24/05/2018 |
| 44 LITTLECROFT AVENUE, NARRE WARREN SOUTH VIC 3805 | \$935,000 | 22/05/2018 |
| 23 BRAYBROOK DRIVE, NARRE WARREN SOUTH VIC 3805 | \$900,000 | 21/01/2018 |