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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

86 Amberley Park Drive, Narre Warren South
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$480,000	&	\$528,000
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### Median sale price

Median price

\$650,000	House	<input checked="" type="checkbox"/>	Suburb	Narre Warren South
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Period - From

Jan 2018	to	March 2018	Source	pricefinder.com.au
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### Comparable property sales

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. 21 Pauline Court, Hampton Park	\$520,000	02/07/2018
2. 2 Meredith Crescent, Hampton Park	\$520,000	14/07/2018
3. 17 Oakman Way, Hampton Park	\$514,000	12/05/2018

Property data source: [pricefinder.com.au](http://pricefinder.com.au). Generated on **3 August 2018**.