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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

23 Minton Walk, 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 

\$670,000
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 & 

\$737,000
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### Median sale price

Median price 

\$610,000
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 House 

x
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 Suburb 

Narre Warren South
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Period - From 

August 2017
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 to 

November 2017
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 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. 50 The Springs Close, Narre Warren South	\$730,000	09/05/2017
2. 52 Heritage Drive, Narre Warren South	\$668,000	25/05/2017
3. 14 Treetop Court, Narre Warren South	\$690,000	20/05/2017

Property data source: [pricefinder.com.au](http://pricefinder.com.au). Generated on **8 November 2017**.