



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

404 Ormond Road, Narre Warren South, VIC 3805

INDICATIVE SELLING PRICE

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

Single Price \$650,000

MEDIAN SALE PRICE

Median price \$563,000 | House | Narre Warren South (3805)

Period - From 1 October 2016 to 1 September 2017 | 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
36 GOLDEN GROVE DR, NARRE WARREN SOUTH VIC 3805	\$661,000	18/04/2017
7 TAUNTON CT, NARRE WARREN SOUTH VIC 3805	\$617,000	11/09/2017
16 HILLRISE CL, NARRE WARREN SOUTH VIC 3805	\$700,000	09/05/2017