

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 455 Princes Highway, Narre Warren VIC 3805

### Indicative selling price

Range between: \$740,000 to \$810,000

Median sale price

Median Price: \$625,500 House Suburb: Narre Warren

Period - From: April 2018 to May 2017

Source: RP Data

### Comparable property sales

Below are the three properties sold within two kilometers 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.



#### 5 Nobelius Avenue Narre Warren

3 Bed 1 Bath 2 Car

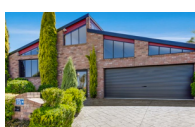
**Sold** \$805,000  
**Date Sold** 26/05/2018  
**Land** 803 SqM



#### 6 Woodley Street Narre Warren

4 Bed 2 Bath 2 Car

**Sold** 747,000  
**Date Sold** 28/04/2018  
**Land** 765 SqM



#### 26 Ohio Crescent Narre Warren

4 Bed 2 Bath 2 Car

**Sold** \$801,500  
**Date Sold** 25/02/2018  
**Land** 741 SqM