

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 6 Denise Court, Narre Warren

### Indicative selling price

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

or range between \$565,000 & \$621,500

### Median sale price

Median price \$582,500 House  Unit  Suburb Narre Warren  
Period - From May 2017 to August 2017 Source pricefinder.com.au

### 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 Columbia Road, Narre Warren	\$589,000	11/07/17
2. 42 Song Street, Narre Warren	\$602,000	02/06/17
3. 4 Dalbury Place, Narre Warren	\$583,000	03/07/17

Property data source: pricefinder.com.au. Generated on **7 August 2017**.