



**first
national**
REAL ESTATE

Neilson Partners

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 10 Rozzy Parade, Narre Warren

Indicative selling price

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

Single price \$* or range between \$655,000 & \$695,000

Median sale price

Median price \$630,000 *House *Unit Suburb Narre Warren

Period - From Sept 2017 to August 2018 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
1) 18 Amber Crescent Narre Warren	\$670,000	14 April 2018
2) 6 Celestine Court Narre Warren	\$659,000	12 June 2018
3) 12 Salignus Court Narre Warren	\$670,000	13 August 2018