

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 75 Beauford Avenue, Narre Warren South

Indicative selling price

Price Range \$600,000 to \$660,000

Median sale price

Median Price: \$640,000 House Suburb: Narre Warren South

Period - From: January 2018 to March 2018

Source: REIV

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 Cowes Close, Cranbourne North

4 Bed 2 Bath 2 Car

Sold \$600,000
Date Sold 27/02/18
Land 400 SqM



247 Alisma Boulevard, Cranbourne North

4 Bed 2 Bath 2 Car

Sold \$645,000
Date Sold 03/05/18
Land 400 SqM



34 Kindred Avenue, Cranbourne North

4 Bed 2 Bath 2 Car

Sold \$656,000
Date Sold 29/01/18
Land 512 SqM
