

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 11 Badger Court Narre Warren

### Indicative selling price

Range between: \$680,000 to \$748,000

Median sale price

Median Price: \$551,411 House Suburb: Narre Warren

Period - From: August 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.



#### **91 Anaconda Road Narre Warren**

**4 Bed 2 Bath 2 Car**

**Sold \$695,500**  
**Date Sold 04/07/17**  
**Land 826 SqM**

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#### **13 Honeyeater Grove Narre Warren**

**4 Bed 2 Bath 2 Car**

**Sold \$680,000**  
**Date Sold 05/10/17**  
**Land 574 SqM**

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#### **31 Kendall Drive Narre Warren**

**4 Bed 2 Bath 2 Car**

**Sold \$681,000**  
**Date Sold 03/11/17**  
**Land 614 SqM**

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