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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

4 Karrum Karrum Court, Narre Warren South
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### Indicative selling price

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

Range between

\$580,000	&	\$638,000
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### Median sale price

Median price

\$645,000	House	x	Suburb	Narre Warren South
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Period - From

October 2017	to	December 2017	Source	pricefinder.com.au
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### 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. 7 Nana Walk, Narre Warren South	\$630,000	11/12/2017
2. 2 Old Home Court, Narre Warren South	\$605,000	18/09/2017
3. 19 Baringa Park Drive, Narre Warren South	\$626,000	04/12/2017

Property data source: [pricefinder.com.au](http://pricefinder.com.au). Generated on **24 January 2018**.