

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 17 Justin Court, Narre Warren

### Indicative selling price

Range between: \$540,000 to \$590,000

### Median sale price

Median Price: \$535,000 House Suburb: Narre Warren

Period - From: June 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.



#### 5 Cardamon Drive Hallam

3 Bed 2 Bath 2 Car

Sold \$560,000  
Date Sold 27/06/17  
Land 655 SqM

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#### 58 Barondi Avenue Narre Warren

3 Bed 2 Bath 2 Car

Sold \$545,000  
Date Sold 07/06/17  
Land 760 SqM

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#### 26 Madison Avenue Narre Warren

3 Bed 2 Bath 2 Car

Sold \$560,000  
Date Sold 29/04/17  
Land 556 SqM

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