

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 Shiraz Crescent, Narre Warren

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$550,000 & \$605,000

Median sale price

(*Delete house or unit as applicable)

Median price \$493,750 *House ☒ *Unit ☐ Suburb Narre Warren
Period - From May 2016 to April 2017 Source Core Logic

Comparable property sales (*Delete A or B below as applicable)

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 56 Maramba Drive, Narre Warren	\$582,000	24/3/2017
2 10 Barondi Avenue, Narre Warren	\$575,000	27/2/2017
3 3 Garryowen Crescent, Narre Warren	\$570,000	14/2/2017