

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

1 Carrington Court Narre Warren South VIC 3805

Indicative selling price

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

Single price

\$ 1330000

or range between

\$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 548400

*House

Y

Unit

Suburb
or locality

Narre Warren South

Period - From

Jul 2016

to

Jun 2017

Source

Core Logic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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. 16 Kilgerron Court Narre Warren South, VIC, 3805 | \$ 1,425,000 | 18 Jul 2017 |
| 2. 30-32 Hillsmeade Drive Narre Warren South, VIC, 3805 | \$ 1,721,000 | 24 Jun 2017 |
| 3. 8 Wethersdane Drive Hampton Park, VIC, 3976 | \$ 1,550,000 | 23 Feb 2017 |