



**first
national**
REAL ESTATE

Neilson Partners

Statement of Information

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 42 Littlecroft Avenue, Narre Warren South

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$725,000

or range between

&

Median sale price

Median price \$638,250

*House

X

*unit

Suburb
or locality

Narre Warren South

Period - From May 2017

to April 2018

Source Core Logic

Comparable property sales

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) 28 Filmer Crescent, Narre Warren South	\$705,000	09/05/2018
2) 10 Robinswood Parade, Narre Warren South	\$725,000	24/01/2018
3) 24 Cherrywood Way, Narre Warren South	\$730,000	12/02/2018