



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 25 Crystalbrook Court, NARRE WARREN SOUTH 3805

House  
3 beds 2 baths 1 parking

### Indicative selling price

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

**Range \$590,000 - \$600,000**

### Median sale price

Median **House** for **NARRE WARREN SOUTH** for period **Oct 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$660,000**

### 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 the most comparable to the property for sale.

**29 Crystalbrook Court,**  
Narre Warren South 3805

**Price \$657,500** Sold 03  
December 2017

**2 Walcott Place,**  
NARRE WARREN SOUTH 3805

**Price \$645,000** Sold 17  
January 2018

**3 Haydn Place,**  
NARRE WARREN SOUTH 3805

**Price \$631,000** Sold 09  
February 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### LJ Hooker Narre Warren South

20,400 Narre Warren - Cranbourne  
Road,  
Narre Warren South VIC 3805

### Contact agents



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