

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 TINKS ROAD NARRE WARREN 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

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,318

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

8 GREENRIDGE AVENUE NARRE WARREN VIC 3805	\$711,000	01-Jul-24
2 SPRUCE COURT NARRE WARREN VIC 3805	\$730,000	28-Aug-24
42 SWEET GUM AVENUE NARRE WARREN VIC 3805	\$705,000	30-Jul-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 October 2024



**8 GREENRIDGE AVENUE NARRE
WARREN VIC 3805**

3 1 1

Sold Price **\$711,000** Sold Date **01-Jul-24**

Distance **0.32km**



**2 SPRUCE COURT NARRE
WARREN VIC 3805**

3 1 8

Sold Price ^{RS} **\$730,000** Sold Date **28-Aug-24**

Distance **0.57km**



**42 SWEET GUM AVENUE NARRE
WARREN VIC 3805**

3 1 2

Sold Price **\$705,000** Sold Date **30-Jul-24**

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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