

## 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

22 DUNKINSON STREET NARRE WARREN VIC 3805

### Indicative selling price

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

Single Price

or range  
between

\$799,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2021

to

31 May 2022

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

5 FARMERS WAY NARRE WARREN VIC 3805	\$855,000	13-Mar-22
50 MEADOW WOOD WALK NARRE WARREN VIC 3805	\$835,000	28-Jan-22
3 NOBELIUS AVENUE NARRE WARREN VIC 3805	\$840,000	04-Sep-21

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: 09 June 2022



## 5 FARMERS WAY NARRE WARREN VIC 3805

Sold Price

RS

**\$855,000**

Sold Date

**13-Mar-22**



3



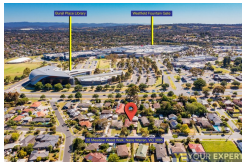
1



2

Distance

**1.34km**



## 50 MEADOW WOOD WALK NARRE WARREN VIC 3805

Sold Price

**\$835,000**

Sold Date

**28-Jan-22**



3



1



2

Distance

**1.62km**



## 3 NOBELIUS AVENUE NARRE WARREN VIC 3805

Sold Price

**\$840,000**

Sold Date

**04-Sep-21**



2



1



2

Distance

**1.12km**

RS = Recent sale

UN = Undisclosed Sale

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