

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

1 Highrise Court 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2020

to

28 Feb 2021

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

2 Hollydene Court Narre Warren VIC 3805	\$640,000	11-Feb-21
34 Tinks Road Narre Warren VIC 3805	\$661,000	06-Mar-21
3 Tomasetti Crescent Narre Warren VIC 3805	\$656,000	19-Dec-20

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: 16 March 2021



2 Hollydene Court Narre Warren VIC 3805

 3  2  2

Sold Price

^{RS} **\$640,000**

Sold Date

11-Feb-21

Distance

0.48km



34 Tinks Road Narre Warren VIC 3805

 3  1  2

Sold Price

^{RS} **\$661,000**

Sold Date

06-Mar-21

Distance

0.69km



3 Tomasetti Crescent Narre Warren VIC 3805

 4  2  4

Sold Price

^{RS} **\$656,000**

Sold Date

19-Dec-20

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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