

## 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

45 Tinks Road 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

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jul 2020

to

30 Jun 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

5 Hollydene Court Narre Warren VIC 3805	\$680,000	05-May-21
1 Highrise Court Narre Warren VIC 3805	\$690,000	21-Apr-21
14 Westleigh Crescent Narre Warren VIC 3805	\$713,000	08-May-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 July 2021



## 5 Hollydene Court Narre Warren VIC 3805

3 2 2

Sold Price

**\$680,000**

Sold Date

**05-May-21**

Distance

**0.18km**



## 1 Highrise Court Narre Warren VIC 3805

4 1 1

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**21-Apr-21**

Distance

**0.65km**



## 14 Westleigh Crescent Narre Warren VIC 3805

3 1 2

Sold Price

<sup>RS</sup> **\$713,000**

Sold Date

**08-May-21**

Distance

**0.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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