





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 4 TINGLE CLOSE, NARRE WARREN, VIC 🕮 5 🕒 3 😂 6







**Indicative Selling Price** 

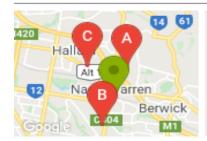
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$895,000

Provided by: Tony Muaremov, Gr8 Est8 Agents

## **MEDIAN SALE PRICE**



## NARRE WARREN, VIC, 3805

**Suburb Median Sale Price (House)** 

\$597,500

01 April 2019 to 31 March 2020

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

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 most comparable to the property for sale.



19 COACHWOOD CRES, NARRE WARREN, VIC 🕮 4 😩 2 🚓 2







Sale Price

\$755,000

Sale Date: 27/03/2020

Distance from Property: 2km





29 MACK RD, NARRE WARREN SOUTH, VIC









Sale Price

\$1,000,000

Sale Date: 04/05/2020

Distance from Property: 1.6km





2 SUNDOWN CRT, NARRE WARREN, VIC 3805 📇 3







Sale Price

\$740.000

Sale Date: 29/02/2020

Distance from Property: 2.4km



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and postcode	4 TINGLE CLOSE NARRE WARREN VIC 3805
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### Indicative selling price

For the meaning	of this price se	ee consumer.vi	c.gov.au/un	derquoting
or the meaning	or triis price st	oc consumer.vi	c.gov.au/uni	aciquotiing

Single Price: \$895,000	
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### Median sale price

Median price	\$597,500	Property type	House	Suburb	NARRE WARREN
Period	01 April 2019 to 31 March 2020		Source	pricefinder	

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

Address of comparable property	Price	Date of sale
19 COACHWOOD CRES, NARRE WARREN, VIC 3805	\$755,000	27/03/2020
29 MACK RD, NARRE WARREN SOUTH, VIC 3805	\$1,000,000	04/05/2020
2 SUNDOWN CRT, NARRE WARREN, VIC 3805	\$740,000	29/02/2020

This Statement of Information was prepared on:

27/06/2020

