

## 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

16 TULLY CRESCENT 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

\$699,000

&

\$729,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2023

to

31 May 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

|  |           |           |
|--|-----------|-----------|
| 6/89 FRAWLEY ROAD HALLAM VIC 3803          | \$715,000 | 10-May-24 |
| 1 TILBAVALE CLOSE HALLAM VIC 3803          | \$715,000 | 09-May-24 |
| 1/16 ABREHART STREET EUMEMMERRING VIC 3177 | \$705,000 | 25-Apr-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: 05 June 2024



**6/89 FRAWLEY ROAD HALLAM  
VIC 3803**

3 2 2

Sold Price

<sup>RS</sup> **\$715,000**

Sold Date **10-May-24**

Distance **1.93km**



**1 TILBAVALE CLOSE HALLAM VIC  
3803**

3 2 2

Sold Price

Sold Date **09-May-24**

Distance **1.65km**



**1/16 ABREHART STREET  
EUMEMMERRING VIC 3177**

3 2 2

Sold Price

<sup>RS</sup> **\$705,000**

Sold Date **25-Apr-24**

Distance **3.71km**

RS = Recent sale

UN = Undisclosed Sale

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