

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

6 Pearl Court Noble Park VIC 3174

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

\$620,000

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,000

Property type

House

Suburb

Noble Park

Period-from

01 Jul 2019

to

30 Jun 2020

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

11 Palana Court Springvale South VIC 3172	\$620,000	04-May-20
6 Aurora Court Springvale South VIC 3172	\$680,500	27-Mar-20
26 Verbena Crescent Noble Park VIC 3174	\$670,000	21-Apr-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: 06 July 2020



**11 Palana Court Springvale South
VIC 3172**

 3  1  2

Sold Price **\$620,000^{UN}** Sold Date **04-May-20**

Distance **0.34km**



**6 Aurora Court Springvale South
VIC 3172**

 3  1  2

Sold Price **\$680,500** Sold Date **27-Mar-20**

Distance **0.37km**



**26 Verbena Crescent Noble Park
VIC 3174**

 3  2  -

Sold Price **\$670,000** Sold Date **21-Apr-20**

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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