

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

56 Lawrence Crescent, Noble Park North Vic 3174

Indicative selling price

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

Single price \$735,000

Median sale price

Median price \$780,000

Property Type House

Suburb Noble Park North

Period - From 01/10/2021

to 30/09/2022

Source REIV

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 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
1	15 Julius Cr NOBLE PARK NORTH 3174	\$734,000	24/08/2022
2	44 Browns Rd NOBLE PARK NORTH 3174	\$725,000	02/08/2022
3	17 Wren Dr NOBLE PARK NORTH 3174	\$720,000	29/09/2022

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 six months.~~

This Statement of Information was prepared on:

07/11/2022 08:51

56 Lawrence Crescent, Noble Park North Vic 3174

McGrath

Wilson Shi

03 9889 8800

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Wilsonshi@Mcgrath.com.au

Indicative Selling Price

\$735,000

Median House Price

Year ending September 2022: \$780,000



3 2 2

Rooms: 5

Property Type: House (Res)

Land Size: 567 sqm approx

Agent Comments

Comparable Properties



15 Julius Cr NOBLE PARK NORTH 3174 (VG)

Agent Comments

3 - -

Price: \$734,000

Method: Sale

Date: 24/08/2022

Property Type: House (Res)

Land Size: 524 sqm approx



44 Browns Rd NOBLE PARK NORTH 3174 (REI/VG)

Agent Comments

3 1 2

Price: \$725,000

Method: Private Sale

Date: 02/08/2022

Property Type: House

Land Size: 585 sqm approx



17 Wren Dr NOBLE PARK NORTH 3174 (REI)

Agent Comments

4 2 2

Price: \$720,000

Method: Private Sale

Date: 29/09/2022

Property Type: House

Land Size: 690 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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