

## 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

68 Coolavin Road Noble Park North VIC 3174

### 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

\$580,000

&

\$638,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$658,100

Property type

House

Suburb

Noble Park North

Period-from

01 Jun 2020

to

31 May 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 40 Waratah Drive Dandenong North VIC 3175      | \$610,000 | 30-Mar-21 |
| 21 Templewood Avenue Noble Park North VIC 3174 | \$620,000 | 02-Mar-21 |
| 46 Kernot Crescent Noble Park North VIC 3174   | \$638,000 | 12-Jun-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: 15 June 2021



### 40 Waratah Drive Dandenong North VIC 3175

3 1 2

Sold Price

**\$610,000**

Sold Date

**30-Mar-21**

Distance

**0.52km**



### 21 Templewood Avenue Noble Park North VIC 3174

3 1 4

Sold Price

**\$620,000**

Sold Date

**02-Mar-21**

Distance

**0.62km**



### 46 Kernot Crescent Noble Park North VIC 3174

3 1 1

Sold Price

<sup>RS</sup> **\$638,000**

Sold Date

**12-Jun-21**

Distance

**0.7km**

RS = Recent sale

UN = Undisclosed Sale

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