

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

3 MOSIG COURT NOBLE PARK NORTH 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$786,000

Property type

House

Suburb

Noble Park North

Period-from

01 May 2022

to

30 Apr 2023

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

4 NEMET COURT NOBLE PARK NORTH VIC 3174	\$750,905	23-Jan-23
41 KINGSWOOD CRESCENT NOBLE PARK NORTH VIC 3174	\$692,000	29-Nov-22

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: 09 May 2023



4 NEMET COURT NOBLE PARK NORTH VIC 3174

3 2 2

Sold Price

\$750,905

Sold Date

23-Jan-23

Distance

0.14km



41 KINGSWOOD CRESCENT NOBLE PARK NORTH VIC 3174

4 2 1

Sold Price

\$692,000

Sold Date

29-Nov-22

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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