

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

7 KURINGGAI CRESCENT 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

\$670,000

&

\$737,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Noble Park

Period-from

01 May 2021

to

30 Apr 2022

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

| | | |
|--|-----------|-----------|
| 136 HAROLD ROAD NOBLE PARK VIC 3174 | \$720,000 | 05-Dec-21 |
| 46 BLOOMFIELD ROAD NOBLE PARK VIC 3174 | \$700,000 | 05-Mar-22 |
| 2 WALTER STREET NOBLE PARK VIC 3174 | \$735,000 | 26-Mar-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: 02 May 2022



136 HAROLD ROAD NOBLE PARK VIC 3174

 3
  1
  2

Sold Price

\$720,000

Sold Date

05-Dec-21

Distance

0.62km


46 BLOOMFIELD ROAD NOBLE PARK VIC 3174

 3
  1
  -

Sold Price

\$700,000

Sold Date

05-Mar-22

Distance

0.87km


2 WALTER STREET NOBLE PARK VIC 3174

 3
  1
  2

Sold Price

^{RS} **\$735,000**

Sold Date

26-Mar-22

Distance

1.3km
RS = Recent sale

UN = Undisclosed Sale

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