

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	3 Timberglade Drive Noble Park North, 3174
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$720,000.00 & \$750,000.00
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### Median sale price

Median price	\$740,000.00	Property Type	HOUSE	Suburb	NOBLE PARK NORTH
Period - From	31-Jan-2021	to	30-Jan-2022	Source	realestate.com.au

### Comparable property sales

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	86 Jacksons Road, Noble Park North	\$690,005.00	26-Oct-2021
2	62 Halton Road, Noble Park North	\$725,000.00	10-Jan-2022
3	38 Jacksons Road, Noble Park North	\$700,000.00	29-Oct-2021

This statement of information was prepared on 28-Apr-2022 at 9:15:50 AM EST