

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

9 TILLBROOK 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Noble Park North

Period-from

01 Nov 2023

to

31 Oct 2024

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

54 ABERDEEN DRIVE DANDENONG NORTH VIC 3175	\$766,000	14-Sep-24
52 LAEMMLE STREET DANDENONG NORTH VIC 3175	\$760,000	13-Jul-24

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: 12 November 2024


**54 ABERDEEN DRIVE
DANDENONG NORTH VIC 3175**
 4
 2
 1

Sold Price

^{RS} **\$766,000**

Sold Date **14-Sep-24**

Distance **0.97km**

**52 LAEMMLE STREET
DANDENONG NORTH VIC 3175**
 4
 2
 2

Sold Price

^{RS} **\$760,000**

Sold Date **13-Jul-24**

Distance **1.66km**
RS = Recent sale

UN = Undisclosed Sale

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