

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

2/25 BRIGGS 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Noble Park

Period-from

01 Dec 2021

to

30 Nov 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

2/5 JOFFRE STREET NOBLE PARK VIC 3174	\$585,000	03-Oct-22
6/21 FINTONIA ROAD NOBLE PARK VIC 3174	\$532,000	11-Oct-22
11/26-30 ELLENDALE ROAD NOBLE PARK VIC 3174	\$500,000	17-Sep-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: 08 December 2022



**2/5 JOFFRE STREET NOBLE PARK
VIC 3174**

Sold Price

^{RS}

\$585,000

Sold Date

03-Oct-22

2

2

2

Distance

0.65km



**6/21 FINTONIA ROAD NOBLE
PARK VIC 3174**

Sold Price

^{RS}

\$532,000

Sold Date

11-Oct-22

2

1

1

Distance

0.5km



**11/26-30 ELLENDALE ROAD
NOBLE PARK VIC 3174**

Sold Price

\$500,000

Sold Date

17-Sep-22

2

1

1

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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