

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

25 WINCANTON 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

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$784,250

Property type

House

Suburb

Noble Park North

Period-from

01 Nov 2021

to

31 Oct 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

8 ALAN COURT NOBLE PARK NORTH VIC 3174	\$802,000	07-Sep-22
332 POLICE ROAD NOBLE PARK NORTH VIC 3174	\$828,000	18-Jun-22
7 ALPINE CRESCENT NOBLE PARK NORTH VIC 3174	\$782,000	13-Aug-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 November 2022



**8 ALAN COURT NOBLE PARK
NORTH VIC 3174**

 3  2  2

Sold Price

^{RS}

\$802,000

Sold Date

07-Sep-22

Distance

0.27km



**332 POLICE ROAD NOBLE PARK
NORTH VIC 3174**

 3  1  2

Sold Price

\$828,000

Sold Date

18-Jun-22

Distance

0.46km



**7 ALPINE CRESCENT NOBLE PARK
NORTH VIC 3174**

 3  1  2

Sold Price

\$782,000

Sold Date

13-Aug-22

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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