

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

4 AUSTIN CLOSE 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

\$810,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Noble Park North

Period-from

01 Mar 2021

to

28 Feb 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

1 AUSTIN CLOSE NOBLE PARK NORTH VIC 3174	\$750,000	13-Aug-21
74 JACKSONS ROAD NOBLE PARK NORTH VIC 3174	\$880,000	11-Nov-21
10 EAGLE DRIVE NOBLE PARK NORTH VIC 3174	\$810,000	24-Nov-21

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: 26 March 2022



1 AUSTIN CLOSE NOBLE PARK NORTH VIC 3174

3 2 2

Sold Price

\$750,000

Sold Date

13-Aug-21

Distance

0.06km



74 JACKSONS ROAD NOBLE PARK NORTH VIC 3174

3 2 2

Sold Price

\$880,000

Sold Date

11-Nov-21

Distance

0.23km



10 EAGLE DRIVE NOBLE PARK NORTH VIC 3174

4 2 2

Sold Price

\$810,000

Sold Date

24-Nov-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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