

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

11 Albany 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Noble Park North

Period-from

01 Jul 2020

to

30 Jun 2021

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

20 Titcher Road Noble Park North VIC 3174	\$710,000	10-Jul-21
39 Titcher Road Noble Park North VIC 3174	\$680,000	03-Jul-21
21 Coolavin Road Noble Park North VIC 3174	\$680,000	15-Jan-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: 14 July 2021



20 Titcher Road Noble Park North VIC 3174

Sold Price

^{RS} \$710,000

Sold Date

10-Jul-21

 3  1  1

Distance

0.06km



39 Titcher Road Noble Park North VIC 3174

Sold Price

^{RS} \$680,000

Sold Date

03-Jul-21

 3  1  1

Distance

0.16km



21 Coolavin Road Noble Park North VIC 3174

Sold Price

\$680,000

Sold Date

15-Jan-21

 3  1  2

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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