

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 Vallota 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

\$640,000

&

\$704,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,000

Property type

House

Suburb

Noble Park

Period-from

01 Nov 2020

to

31 Oct 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

7 Shady Place Noble Park VIC 3174	\$700,000	03-Mar-21
3 Hales Court Keysborough VIC 3173	\$690,000	30-Jun-21
22 Isaac Road Keysborough VIC 3173	\$700,000	14-Jun-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: 24 November 2021



7 Shady Place Noble Park VIC 3174 Sold Price **\$700,000** Sold Date **03-Mar-21**

 3  1  2

Distance **0.07km**



3 Hales Court Keysborough VIC 3173 Sold Price **\$690,000** Sold Date **30-Jun-21**

 3  1  2

Distance **1.07km**



22 Isaac Road Keysborough VIC 3173 Sold Price **\$700,000** Sold Date **14-Jun-21**

 3  1  2

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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