

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

8 Ryecroft 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

\$760,000

&

\$836,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,600

Property type

House

Suburb

Noble Park North

Period-from

01 Mar 2020

to

28 Feb 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

15 Roulston Court Noble Park North VIC 3174	\$773,000	13-Feb-21
32 Julius Crescent Noble Park North VIC 3174	\$780,000	04-Nov-20
30 Bakers Road Dandenong North VIC 3175	\$776,000	20-Mar-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: 22 March 2021



**15 Roulston Court Noble Park North
VIC 3174**

Sold Price

RS

\$773,000

Sold Date

13-Feb-21

 4  2  2

Distance

0.48km



**32 Julius Crescent Noble Park North
VIC 3174**

Sold Price

\$780,000

Sold Date

04-Nov-20

 3  2  1

Distance

0.62km



**30 Bakers Road Dandenong North
VIC 3175**

Sold Price

RS

\$776,000

Sold Date

20-Mar-21

 3  1  6

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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