

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

49 HALTON ROAD 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

House

Suburb

Noble Park North

Period-from

01 Jul 2022

to

30 Jun 2023

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

11 ELMHURST STREET NOBLE PARK NORTH VIC 3174	730000	13-Jun-23
5 EAGLE DRIVE NOBLE PARK NORTH VIC 3174	755000	21-Jun-23
14 FROGNAL DRIVE NOBLE PARK NORTH VIC 3174	705000	27-May-23

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: 31 July 2023



11 ELMHURST STREET NOBLE PARK NORTH VIC 3174

 3  1  1

Sold Price

^{RS}

730000

Sold Date

13-Jun-23

Distance

0.74km



5 EAGLE DRIVE NOBLE PARK NORTH VIC 3174

 3  1  2

Sold Price

^{RS}

755000

Sold Date

21-Jun-23

Distance

0.9km



14 FROGNAL DRIVE NOBLE PARK NORTH VIC 3174

 3  1  1

Sold Price

705000

Sold Date

27-May-23

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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