

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

46 Kernot Crescent 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

\$530,000

&

\$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,200

Property type

House

Suburb

Noble Park North

Period-from

01 May 2020

to

30 Apr 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

45 Elonera Road Noble Park North VIC 3174	\$570,100	12-Feb-21
3 Bunarong Court Dandenong North VIC 3175	\$580,000	26-Nov-20
58 Mollison Street Dandenong North VIC 3175	\$576,000	06-Feb-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: 04 May 2021



45 Elonera Road Noble Park North VIC 3174

Sold Price

\$570,100

Sold Date

12-Feb-21
 3

 1

 1

Distance

0.53km


3 Bunarong Court Dandenong North VIC 3175

Sold Price

\$580,000

Sold Date

26-Nov-20
 3

 1

 1

Distance

1.18km


58 Mollison Street Dandenong North VIC 3175

Sold Price

\$576,000

Sold Date

06-Feb-21
 3

 1

 2

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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