

# 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 32 Kuringgai Crescent, Noble Park VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$620,000 & 682,000

### Median sale price

Median price \$650,000 Property type House Suburb Noble Park

Period - From 01 Nov 2019 to 31 Oct 2020 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 six 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 Kiandra Close, Noble Park VIC 3174    | \$640,000 | 12-Aug-20    |
| 64 Jellicoe Street, Noble Park VIC 3174 | \$650,000 | 23-Jul-20    |
| 18 Jasper Street, Noble Park VIC 3174   | \$690,000 | 02-Aug-20    |

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 six months.~~

This Statement of Information was prepared on: 10 November 2020

# AREASPECIALIST



# AREA SPECIALIST



Tian Liang  
3 reviews



Fantastic team including property management and selling. Super knowledgeable and reliable. Continuously offer great services even under bad market conditions.



1



Thuy Nguyen  
2 reviews



Very friendly staff and helpful. I got all the information as I need. I would recommend to other people. Thanks!



1



Swarnadip Roy  
1 review



The Area Specialist team is wonderful. They are professional and helps with the post-sale processes.



1



Paula Markakos  
1 review



Amazing estate agents, we had an extremely positive experience, easy to communicate with and very professional, sold our property quickly and smoothly, we ended up with a very good price. Highly recommended, these agents are every experienced.



1



Linda L  
2 reviews



Area Spedalst was our first choice of company when it came to selling. We were confident that we were in good hands since our street had more than one house sold before ours. They were responsive to our enquiries and therefore highly recommend them.



2



Lauren Oakley  
2 reviews



Thank you for helping us buy our dream house. We look forward to spending many years creating memories in our new home!



1



gavin morley  
80 reviews



Highly recommended! A really pumped up team and I loved the beautiful offices they work in. Very professional & caring.



1



Bruce Nguyen  
3 reviews



We highly recommend the team at Area Spedalst. A S team is very professional and hard working. They will take care of your requirements and make sure to fulfill your needs. Nothing to complain. 😊



1



Aret M  
4 reviews



You won't find anyone better than these guys in the local area if you are looking for fast efficient service for your rental property.



1



andrea v sean  
2 reviews



When there's a huge crowd at an auction the team will work together to ensure everyone has been greeted and spoken to – this is hard to come by. Very informative and transparent. Look no further, what you want or need the team at Area Specialist will provide where possible. Highly recommend!



1



Angela Maas  
1 review



Happy beyond belief with the service from Area Specialist Keysborough. Professional, helpful, friendly, confidence in selling steps right up to auction day when selling our house. Feedback on open inspection and help in guidance to achieve final goal. 10 out of 10.



1

**Our signs are everywhere**

**winningAS**