

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

2/37 NOCKOLDS 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2022

to

31 May 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

6/13 JENKINS STREET NOBLE PARK VIC 3174	\$495,000	16-Jun-23
6/31 DUNBLANE ROAD NOBLE PARK VIC 3174	-	04-Mar-23
3/13-15 ORSINO STREET SPRINGVALE VIC 3171	\$492,000	12-Apr-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: 21 June 2023



6/13 JENKINS STREET NOBLE PARK VIC 3174

2 1 2

Sold Price

RS

\$495,000

Sold Date

16-Jun-23

Distance

0.76km



6/31 DUNBLANE ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price

RS UN

Sold Date

04-Mar-23

Distance

1.16km



3/13-15 ORSINO STREET SPRINGVALE VIC 3171

2 1 1

Sold Price

\$492,000

Sold Date

12-Apr-23

Distance

1.91km



5/1 HOSKEN STREET SPRINGVALE SOUTH VIC 3172

2 1 2

Sold Price

\$490,000

Sold Date

09-Jan-23

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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