

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

5 ROULSTON 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$771,000

Property type

House

Suburb

Noble Park North

Period-from

01 Jul 2021

to

30 Jun 2022

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

4 AUSTIN CLOSE NOBLE PARK NORTH VIC 3174	\$830,000	20-May-22
3 TIMBERGLADE DRIVE NOBLE PARK NORTH VIC 3174	\$735,000	04-Apr-22

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: 19 July 2022



4 AUSTIN CLOSE NOBLE PARK NORTH VIC 3174

 3  1  2

Sold Price

^{RS} **\$830,000** Sold Date **20-May-22**

Distance **0.32km**



3 TIMBERGLADE DRIVE NOBLE PARK NORTH VIC 3174

 3  1  1

Sold Price

\$735,000 Sold Date **04-Apr-22**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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