

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 Eppalock 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Noble Park North

Period-from

01 May 2019

to

30 Apr 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 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

15 Eagle Drive Noble Park North VIC 3174	\$635,000	28-Mar-19
53 Whitehaven Crescent Noble Park North VIC 3174	\$645,000	08-Oct-18

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: 12 May 2020

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**15 Eagle Drive Noble Park North
VIC 3174**

 4  1  2

Sold Price

\$635,000

Sold Date

28-Mar-19

Distance

0.21km



**53 Whitehaven Crescent Noble
Park North VIC 3174**

 3  1  2

Sold Price

\$645,000

Sold Date

08-Oct-18

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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