

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

332 POLICE ROAD 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

\$720,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$757,625

Property type

House

Suburb

Noble Park North

Period-from

01 May 2021

to

30 Apr 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

20 BALFOUR PLACE NOBLE PARK NORTH VIC 3174	\$750,000	20-Dec-21
2 FRANCONIA COURT MULGRAVE VIC 3170	\$852,000	09-Mar-21
5 EDEN CLOSE MULGRAVE VIC 3170	\$950,000	18-May-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: 26 May 2022



**20 BALFOUR PLACE NOBLE PARK
NORTH VIC 3174**

3 1 2

Sold Price

\$750,000

Sold Date

20-Dec-21

Distance

0.35km



**2 FRANCONIA COURT MULGRAVE
VIC 3170**

3 1 2

Sold Price

\$852,000

Sold Date

09-Mar-21

Distance

0.7km



**5 EDEN CLOSE MULGRAVE VIC
3170**

3 1 2

Sold Price

\$950,000

Sold Date

18-May-21

Distance

0.38km



**59 WHITEHAVEN CRESCENT
NOBLE PARK NORTH VIC 3174**

3 1 2

Sold Price

\$865,000

Sold Date

16-Oct-21

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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