

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

3 BRIARFIELD 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

or range
between

\$720,000

&

\$792,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$784,250

Property type

House

Suburb

Noble Park North

Period-from

01 Nov 2021

to

31 Oct 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

5 EBDEN STREET NOBLE PARK NORTH VIC 3174	\$765,000	16-Jun-22
7 JOAN COURT NOBLE PARK NORTH VIC 3174	\$751,000	03-Aug-22
16 SUNLINE AVENUE NOBLE PARK NORTH VIC 3174	\$731,103	25-Jul-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: 08 November 2022

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**5 EBDEN STREET NOBLE PARK
NORTH VIC 3174**

 3  2  2

Sold Price

\$765,000

Sold Date

16-Jun-22

Distance

0.5km



**7 JOAN COURT NOBLE PARK
NORTH VIC 3174**

 3  2  2

Sold Price

\$751,000

Sold Date

03-Aug-22

Distance

0.62km



**16 SUNLINE AVENUE NOBLE PARK
NORTH VIC 3174**

 3  1  2

Sold Price

\$731,103

Sold Date

25-Jul-22

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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