

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 4 Michelle Court, Noble Park, VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$700,000

&

\$770,000

Median sale price

Median price

\$753,500

Property Type

House

Suburb

Noble Park (3174)

Period - From

01/02/2021

to

31/01/2022

Source

Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
136 HAROLD ROAD, NOBLE PARK VIC 3174	\$720,000	05/12/2021
4 VALLOTA CRESCENT, NOBLE PARK VIC 3174	\$704,000	18/12/2021
11 GREENGLADE COURT, NOBLE PARK VIC 3174	\$725,000	09/12/2021

This Statement of Information was prepared on: 21/02/2022