

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

12 Kernot Crescent 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

\$810,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Noble Park North

Period-from

01 Nov 2020

to

31 Oct 2021

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

24 Marna Court Noble Park VIC 3174	\$810,000	12-Jun-21
72 Kelvinside Road Noble Park VIC 3174	\$813,500	11-Sep-21
6 Shepreth Avenue Noble Park VIC 3174	\$815,000	16-Oct-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: 08 November 2021



24 Marna Court Noble Park VIC 3174

Sold Price

\$810,000

Sold Date

12-Jun-21
 3

 1

 1

Distance

1.41km


72 Kelvinside Road Noble Park VIC 3174

Sold Price

\$813,500

Sold Date

11-Sep-21
 3

 1

 2

Distance

1.44km


6 Shepreth Avenue Noble Park VIC 3174

Sold Price

^{RS} **\$815,000**

Sold Date

16-Oct-21
 3

 1

 1

Distance

1.82km
RS = Recent sale

UN = Undisclosed Sale

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