

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

5 JULIUS 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

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Noble Park North

Period-from

01 Nov 2023

to

31 Oct 2024

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

3 WATSON ROAD NOBLE PARK NORTH VIC 3174	\$690,000	11-Oct-24
374 POLICE ROAD NOBLE PARK NORTH VIC 3174	\$710,000	15-Jun-24
6 MARSHAM STREET NOBLE PARK NORTH VIC 3174	\$745,000	12-Oct-24

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: 06 November 2024


**3 WATSON ROAD NOBLE PARK
NORTH VIC 3174**
 3  1  -

Sold Price

\$690,000

Sold Date

11-Oct-24

Distance

0.63km

**374 POLICE ROAD NOBLE PARK
NORTH VIC 3174**
 3  2  1

Sold Price

\$710,000

Sold Date

15-Jun-24

Distance

1.19km

**6 MARSHAM STREET NOBLE PARK
NORTH VIC 3174**
 3  2  2

Sold Price

^{RS} **\$745,000**

Sold Date

12-Oct-24

Distance

0.95km
RS = Recent sale

UN = Undisclosed Sale

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