

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

9 AUSTIN CLOSE 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

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$771,000

Property type

House

Suburb

Noble Park North

Period-from

01 Jul 2021

to

30 Jun 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

1 AUSTIN CLOSE NOBLE PARK NORTH VIC 3174	\$750,000	13-Aug-21
10 WARRADALE COURT NOBLE PARK NORTH VIC 3174	\$765,000	07-Apr-21
13 BELLVUE COURT NOBLE PARK NORTH VIC 3174	\$740,000	23-Jun-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 July 2022



1 AUSTIN CLOSE NOBLE PARK NORTH VIC 3174

3 2 2

Sold Price

\$750,000

Sold Date

13-Aug-21

Distance

0.06km



10 WARRADALE COURT NOBLE PARK NORTH VIC 3174

3 1 4

Sold Price

\$765,000

Sold Date

07-Apr-21

Distance

0.14km



13 BELLVUE COURT NOBLE PARK NORTH VIC 3174

4 2 3

Sold Price

\$740,000

Sold Date

23-Jun-21

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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