

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 DILLEY 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

\$745,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

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
22 FROGNAL DRIVE NOBLE PARK NORTH VIC 3174	\$786,000	02-Jul-22
7 JOAN COURT NOBLE PARK NORTH VIC 3174	\$751,000	03-Aug-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: 30 November 2022

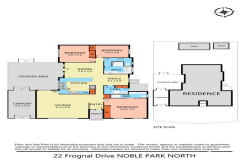


5 EBDEN STREET NOBLE PARK NORTH VIC 3174

3 2 2

Sold Price **\$765,000** Sold Date **16-Jun-22**

Distance **0.84km**



22 FROGNAL DRIVE NOBLE PARK NORTH VIC 3174

3 2 2

Sold Price **\$786,000** Sold Date **02-Jul-22**

Distance **0.87km**



7 JOAN COURT NOBLE PARK NORTH VIC 3174

3 2 2

Sold Price **\$751,000** Sold Date **03-Aug-22**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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