

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 CRAIG STREET NOBLE PARK 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

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Noble Park

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

11 SHEPRETH AVENUE NOBLE PARK VIC 3174	\$831,500	01-May-21
15 BIRRONG AVENUE NOBLE PARK VIC 3174	\$815,000	27-Jun-21
17 AGNES STREET NOBLE PARK VIC 3174	\$850,000	19-Jul-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 11 October 2021



11 SHEPRETH AVENUE NOBLE PARK VIC 3174

 3
  1
  2

Sold Price

\$831,500

Sold Date

01-May-21

Distance

1.12km


15 BIRRONG AVENUE NOBLE PARK VIC 3174

 4
  2
  2

Sold Price

\$815,000

Sold Date

27-Jun-21

Distance

1.11km


17 AGNES STREET NOBLE PARK VIC 3174

 3
  1
  2

Sold Price

\$850,000

Sold Date

19-Jul-21

Distance

0.26km
RS = Recent sale

UN = Undisclosed Sale

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