

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

22 DOONBRAE AVENUE 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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Noble Park North

Period-from

01 Feb 2023

to

31 Jan 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

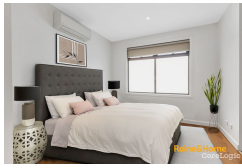
Date of sale

4 SUNLINE AVENUE NOBLE PARK NORTH VIC 3174	\$630,000	27-Nov-23
24 TERRIGAL DRIVE NOBLE PARK NORTH VIC 3174	\$655,000	15-Jan-24
18 MIHAN STREET NOBLE PARK VIC 3174	\$600,000	07-Dec-23

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: 16 February 2024



4 SUNLINE AVENUE NOBLE PARK NORTH VIC 3174

3 2 -

Sold Price

\$630,000

Sold Date

27-Nov-23

Distance

0.35km



24 TERRIGAL DRIVE NOBLE PARK NORTH VIC 3174

3 - -

Sold Price

\$655,000

Sold Date

15-Jan-24

Distance

1.93km



18 MIHAN STREET NOBLE PARK VIC 3174

2 1 1

Sold Price

\$600,000

Sold Date

07-Dec-23

Distance

0.73km



2/15 CARPENTER STREET NOBLE PARK VIC 3174

2 2 2

Sold Price

Sold Date

08-Sep-23

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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