

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5/30 Heyington Crescent Noble Park North, 3174
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$540,000.00 & \$590,000.00
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Median sale price

Median price	\$576,000.00	Property Type	NOT PROVIDED	Suburb	NOBLE PARK NORTH
Period - From	04-Jun-2021	to	03-Jun-2022	Source	realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	3/66 Elonera Road, Noble Park North, Vic 3174	\$542,000.00	02-Dec-2021
2	3/3 Sunline Avenue, Noble Park North, Vic 3174	\$575,000.00	11-Jun-2019
3	1/25 Titcher Road, Noble Park North, Vic 3174	\$638,000.00	24-Jul-2018

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