

# 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

13 Kingswood Crescent Noble Park North, 3174

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Single price \$655,600.00

## Median sale price

Median price NOT PROVIDED Property Type HOUSE Suburb NOBLE PARK NORTH

Period - From 01-Apr-2020 to 31-Mar-2021 Source Corelogic

## 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 | 90 Jacksons Road Noble Park North VIC 3174 | \$720,000.00 | 20-Feb-2021  |
| 2 | 50 Coolavin Road Noble Park North VIC 3174 | \$670,000.00 | 27-Mar-2021  |
| 3 | 21 Coolavin Road Noble Park North VIC 3174 | \$680,000.00 | 15-Jan-2021  |

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