

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

17 Coolavin Road Noble Park North, 3174

Indicative selling price

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

Range between \$620,000.00 & \$680,000.00

Median sale price

Median price \$615,000.00 Property Type HOUSE Suburb NOBLE PARK NORTH

Period - From 01-May-2019 to 30-Apr-2020 Source Rea

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	42 Coolavin Road Noble Park	\$615,000.00	19-Mar-2020
2	6 Coolavin Road Noble Park North	\$637,000.00	22-Feb-2020
3	9 Kernot Crescent Noble Park North	\$676,000.00	29-Feb-2020

This statement of information was prepared on 31-Dec-2020 at 12:50:05 PM EST