

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	31 Watson Road 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	\$850,000 & \$925,000
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Median sale price

Median price	\$739,500	Property Type	HOUSE	Suburb	NOBLE PARK NORTH
Period - From	12-Jul-2022	to	11-Jul-2023	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	6 Whitehaven Crescent, Noble Park North, Vic 3174	\$852,000	17-May-2023
2	8 Ryecroft Court, Noble Park North, Vic 3174	\$850,000	18-Mar-2023
3	10 Inglebrae Court, Noble Park North, Vic 3174	\$968,000	14-Feb-2023

This statement of information was prepared on 25-Jul-2023 at 4:04:20 AM EST