

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 Eagle Drive 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	\$680,000 & \$750,000
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Median sale price

Median price	\$750,905	Property Type	HOUSE	Suburb	NOBLE PARK NORTH
Period - From	06-Jun-2022	to	05-Jun-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	181 Jacksons Road, Noble Park North, Vic 3174	\$745,000	20-May-2023
2	3 Penola Court, Noble Park North, Vic 3174	\$730,000	19-Feb-2023
3	2 Cardore Court, Noble Park, Vic 3174	\$682,000	17-May-2023

This statement of information was prepared on 21-Jun-2023 at 8:24:32 PM EST