

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	6 Dulcie Court 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	\$770,000.00 & \$847,000.00
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Median sale price

Median price	\$750,000.00	Property Type	HOUSE	Suburb	NOBLE PARK NORTH
Period - From	07-Apr-2021	to	06-Apr-2022	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	52 Jacksons Road, Noble Park North, Vic 3174	\$790,000.00	25-Feb-2022
2	78 Coolavin Road, Noble Park North, Vic 3174	\$800,500.00	15-Apr-2022
3	9 Coolavin Road, Noble Park North, Vic 3174	\$867,000.00	02-Dec-2021

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