

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 FEATHERTOP DRIVE NOBLE PARK NORTH VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Noble Park North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

4 KINGSWOOD CRESCENT NOBLE PARK NORTH VIC 3174	\$830,000	08-Mar-25
4 INGLEBRAE COURT NOBLE PARK NORTH VIC 3174	\$880,000	17-Jul-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 22 July 2025



**4 KINGSWOOD CRESCENT NOBLE
 PARK NORTH VIC 3174**

Sold Price

\$830,000

Sold Date

08-Mar-25

 4  2  2

Distance

1.81km



**4 INGLEBRAE COURT NOBLE
 PARK NORTH VIC 3174**

Sold Price

^{RS} **\$880,000**

Sold Date

17-Jul-25

 4  2  2

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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