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	8 ALAN COURT 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	$798,000	&	$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$771,000	Property type	House	Suburb	Noble Park North
Period-from	01 Aug 2021	to	31 Jul 2022	Source	Corelogic

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
6 DULCIE COURT NOBLE PARK NORTH VIC 3174	$858,000	16-May-22
26 EAGLE DRIVE NOBLE PARK NORTH VIC 3174	$850,000	21-May-22
22 FROGNAL DRIVE NOBLE PARK NORTH VIC 3174	$786,000	02-Jul-22

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: 02 August 2022

CONSUMER AFFAIRS VICTORIA

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6 DULCIE COURT NOBLE PARK NORTH VIC 3174

3 2 2

Sold Price **$858,000** Sold Date **16-May-22**

Distance **0.7km**



26 EAGLE DRIVE NOBLE PARK NORTH VIC 3174

3 2 1

Sold Price **$850,000** Sold Date **21-May-22**

Distance **0.78km**



22 FROGNAL DRIVE NOBLE PARK NORTH VIC 3174

3 2 2

Sold Price RS **$786,000** Sold Date **02-Jul-22**

Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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