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<br>Including suburb and postcode | 16 RAINSFORD 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 | $740,000 | & | $814,000 |
|---|---|---|---|---|---|

## Median sale price

(*Delete house or unit as applicable)

| Median Price | $775,000 | Property type | House | Suburb | Noble Park North |
|---|---|---|---|---|---|
| Period-from | 01 Mar 2024 | to | 28 Feb 2025 | 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 AHERN STREET NOBLE PARK NORTH VIC 3174 | $750,000 | 11-Jan-25 |
| 9 KERNOT CRESCENT NOBLE PARK NORTH VIC 3174 | $720,000 | 15-Jan-25 |
| 47 COOLAVIN ROAD NOBLE PARK NORTH VIC 3174 | $770,000 | 02-Nov-24 |

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.~~

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**6 AHERN STREET NOBLE PARK NORTH VIC 3174**

3 1 1

Sold Price **$750,000** Sold Date **11-Jan-25**

Distance **0.26km**



**9 KERNOT CRESCENT NOBLE PARK NORTH VIC 3174**

3 1 1

Sold Price **$720,000** Sold Date **15-Jan-25**

Distance **1.48km**



**47 COOLAVIN ROAD NOBLE PARK NORTH VIC 3174**

3 1 1

Sold Price **$770,000** Sold Date **02-Nov-24**

Distance **1.51km**

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

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