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 Ryecroft Court, Noble Park North, VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price		or range between	$750,000	&	$800,000

Median sale price

Median price	$ 785,000	Property type	House	Suburb	NOBLE PARK NORTH
Period - From	19/02/2022	to	18/02/2023	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	17 Wren Drive Noble Park North Vic 3174	$780,000	2022-09-29
2	19 Kernot Crescent Noble Park North Vic 3174	$751,000	2022-10-08
3	184 Jacksons Road Noble Park North Vic 3174	$810,000	2022-10-19

This Statement of Information was prepared on: 19/02/2023

CONSUMER AFFAIRS VICTORIA