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	12 WATSON ROAD 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	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$737,500	Property type	House	Suburb	Noble Park North
Period-from	01 Jun 2023	to	31 May 2024	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
13 RAINSFORD DRIVE NOBLE PARK NORTH VIC 3174	$765,000	14-Feb-24
3 WOTAMA COURT NOBLE PARK NORTH VIC 3174	$800,000	20-May-24
56 AMBRIE CRESCENT NOBLE PARK VIC 3174	$798,000	02-Feb-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.~~

This Statement of Information was prepared on: 24 June 2024

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13 RAINSFORD DRIVE NOBLE PARK NORTH VIC 3174

3 1 2

Sold Price **$765,000** Sold Date **14-Feb-24**

Distance **0.57km**



3 WOTAMA COURT NOBLE PARK NORTH VIC 3174

3 1 2

Sold Price RS **$800,000** Sold Date **20-May-24**

Distance **1.54km**



56 AMBRIE CRESCENT NOBLE PARK VIC 3174

3 1 2

Sold Price **$798,000** Sold Date **02-Feb-24**

Distance **1.44km**

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

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