

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 MARK COURT NOBLE PARK 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

\$595,000

&

\$654,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Noble Park

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

10 SIMON AVENUE NOBLE PARK VIC 3174	630000	15-Aug-22
8 MOODEMERE STREET NOBLE PARK VIC 3174	630000	13-Oct-22
5 RODNEY COURT SPRINGVALE SOUTH VIC 3172	650000	17-Sep-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**10 SIMON AVENUE NOBLE PARK
VIC 3174**

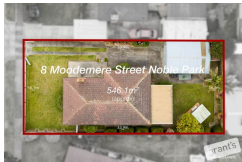
Sold Price

630000

Sold Date **15-Aug-22**

3 1 3

Distance **1.01km**



**8 MOODEMERE STREET NOBLE
PARK VIC 3174**

Sold Price

^{RS}

630000

Sold Date **13-Oct-22**

3 1 2

Distance **1.67km**



**5 RODNEY COURT SPRINGVALE
SOUTH VIC 3172**

Sold Price

650000

Sold Date **17-Sep-22**

3 1 1

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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