

# 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

11 Joan Court, Noble Park North Vic 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$540,000

&

\$594,000

### Median sale price

Median price

\$732,500

Property Type

House

Suburb

Noble Park North

Period - From

01/01/2023

to

31/03/2023

Source

REIV

### 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 six 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
1	21 Lemman Cr NOBLE PARK 3174	\$580,000	15/05/2023
2	6 Ryder St NOBLE PARK 3174	\$555,000	24/04/2023
3	52 Benga Av DANDENONG 3175	\$537,000	06/05/2023

**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 six months.~~

This Statement of Information was prepared on:

23/06/2023 14:30



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 682 sqm approx

Agent Comments

## Comparable Properties



**21 Lemn Cr NOBLE PARK 3174 (REI)**

Agent Comments



**Price:** \$580,000

**Method:** Private Sale

**Date:** 15/05/2023

**Property Type:** House

**Land Size:** 795 sqm approx



**6 Ryder St NOBLE PARK 3174 (REI)**

Agent Comments



**Price:** \$555,000

**Method:** Private Sale

**Date:** 24/04/2023

**Property Type:** House

**Land Size:** 545 sqm approx



**52 Benga Av DANDENONG 3175 (REI)**

Agent Comments



**Price:** \$537,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** House (Res)

**Land Size:** 615 sqm approx