

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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Noble Park North

Period-from

01 Apr 2023

to

31 Mar 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

36 JULIUS CRESCENT NOBLE PARK NORTH VIC 3174	\$751,500	16-Dec-23
13 RAINSFORD DRIVE NOBLE PARK NORTH VIC 3174	\$765,000	14-Feb-24
34 WHITEHAVEN CRESCENT NOBLE PARK NORTH VIC 3174	\$752,000	09-Mar-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: 30 April 2024

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**36 JULIUS CRESCENT NOBLE
PARK NORTH VIC 3174**

3 1 1

Sold Price

\$751,500Sold Date **16-Dec-23**Distance **0.46km****13 RAINSFORD DRIVE NOBLE
PARK NORTH VIC 3174**

3 1 2

Sold Price

\$765,000Sold Date **14-Feb-24**Distance **0.57km****34 WHITEHAVEN CRESCENT
NOBLE PARK NORTH VIC 3174**

3 1 2

Sold Price

^{RS}\$752,000Sold Date **09-Mar-24**Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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