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 | 20 Browns Road, Noble Park North Vic 3174 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Median sale price

| Median price \$760,000 | Property Type | House | Suburb | Noble Park North |
|--------------------------|---------------|-------|----------|------------------|
| Period - From 01/07/2023 | to 30/09/2023 | Sour | rce 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

| Address of comparable property | | Price | Date of sale |
|--------------------------------|-------------------------------------|-----------|--------------|
| 1 | 8 Cole St NOBLE PARK 3174 | \$775,000 | 19/12/2023 |
| 2 | 24 Blaxland Dr DANDENONG NORTH 3175 | \$760,000 | 25/09/2023 |
| 3 | 27 Fillmore Rd DANDENONG NORTH 3175 | \$715,000 | 28/10/2023 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 11/01/2024 14:56 |
|--|------------------|









Property Type: House (Previously Occupied - Detached)
Land Size: 566 sqm approx

Agent Comments

Indicative Selling Price \$680,000 - \$748,000 Median House Price September quarter 2023: \$760,000

Comparable Properties



8 Cole St NOBLE PARK 3174 (REI)

=3





Price: \$775,000 Method: Private Sale Date: 19/12/2023 Property Type: House Land Size: 566 sqm approx **Agent Comments**



24 Blaxland Dr DANDENONG NORTH 3175

(REI)

.





Price: \$760,000 Method: Private Sale Date: 25/09/2023 Property Type: House **Agent Comments**



27 Fillmore Rd DANDENONG NORTH 3175

(REI)

--4





Price: \$715,000 **Method:** Auction Sale **Date:** 28/10/2023

Property Type: House (Res) **Land Size:** 540 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9586 0500





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.