

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

20 Browns Road, Noble Park North Vic 3174

Indicative selling price

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

Range between \$680,000 & \$748,000

Median sale price

Median price \$760,000 Property Type House Suburb Noble Park North

Period - From 01/07/2023 to 30/09/2023 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	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 comparable properties 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)

Agent Comments



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



24 Blaxland Dr DANDENONG NORTH 3175 (REI)

Agent Comments



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



27 Fillmore Rd DANDENONG NORTH 3175 (REI)

Agent Comments



Price: \$715,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 540 sqm approx

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