

## 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

21 KERNOT CRESCENT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Noble Park North

Period-from

01 Mar 2023

to

29 Feb 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

34 WHITEHAVEN CRESCENT NOBLE PARK NORTH VIC 3174	\$752,000	09-Mar-24
13 RAINSFORD DRIVE NOBLE PARK NORTH VIC 3174	\$765,000	22-Feb-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: 27 March 2024

**34 WHITEHAVEN CRESCENT  
NOBLE PARK NORTH VIC 3174**

3 1 2

Sold Price

RS

**\$752,000**Sold Date **09-Mar-24**Distance **1.49km****13 RAINSFORD DRIVE NOBLE  
PARK NORTH VIC 3174**

3 1 2

Sold Price

RS

**\$765,000**Sold Date **22-Feb-24**Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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