

## 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

36 JULIUS 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,905

Property type

House

Suburb

Noble Park North

Period-from

01 Nov 2022

to

31 Oct 2023

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

5 EAGLE DRIVE NOBLE PARK NORTH VIC 3174	\$755,000	17-Jun-23
6 WATSON ROAD NOBLE PARK NORTH VIC 3174	\$760,000	22-Sep-23
39 GALLOWAY STREET DANDENONG NORTH VIC 3175	\$745,000	13-Jul-23

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: 28 November 2023



## 5 EAGLE DRIVE NOBLE PARK NORTH VIC 3174

3 1 2

Sold Price **\$755,000** Sold Date **17-Jun-23**

Distance **0.14km**



## 6 WATSON ROAD NOBLE PARK NORTH VIC 3174

3 1 2

Sold Price **\$760,000** Sold Date **22-Sep-23**

Distance **0.51km**



## 39 GALLOWAY STREET DANDENONG NORTH VIC 3175

3 1 2

Sold Price **\$745,000** Sold Date **13-Jul-23**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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