

## 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 KINGSWOOD 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,905

Property type

House

Suburb

Noble Park North

Period-from

01 Sep 2022

to

31 Aug 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

82 OAKWOOD AVENUE NOBLE PARK NORTH VIC 3174	\$640,500	27-Jul-23
10 ROSEMONT COURT DANDENONG NORTH VIC 3175	\$620,000	10-Jun-23
8 EDNA AVENUE DANDENONG NORTH VIC 3175	\$652,500	30-Aug-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: 27 September 2023



**82 OAKWOOD AVENUE NOBLE  
PARK NORTH VIC 3174**

3 1 1

Sold Price

<sup>RS</sup> **\$640,500**

Sold Date

**27-Jul-23**

Distance

**0.23km**



**10 ROSEMONT COURT  
DANDENONG NORTH VIC 3175**

3 1 1

Sold Price

**\$620,000**

Sold Date

**10-Jun-23**

Distance

**0.63km**



**8 EDNA AVENUE DANDENONG  
NORTH VIC 3175**

3 1 -

Sold Price

<sup>RS</sup> **\$652,500**

Sold Date

**30-Aug-23**

Distance

**0.77km**

RS = Recent sale

UN = Undisclosed Sale

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