

## 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

6 COOLAVIN ROAD 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

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$762,500

Property type

House

Suburb

Noble Park North

Period-from

01 Jul 2022

to

30 Jun 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

|  |           |           |
|--|-----------|-----------|
| 49 COOLAVIN ROAD NOBLE PARK NORTH VIC 3174 | \$640,000 | 22-May-23 |
| 57 OAKWOOD AVENUE DANDENONG NORTH VIC 3175 | \$665,000 | 24-Apr-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: 20 July 2023



**49 COOLAVIN ROAD NOBLE PARK NORTH VIC 3174** Sold Price <sup>RS</sup> **\$640,000** <sup>UN</sup> Sold Date **22-May-23**

3 1 2

Distance **0.36km**



**57 OAKWOOD AVENUE DANDENONG NORTH VIC 3175** Sold Price **\$665,000** Sold Date **24-Apr-23**

3 1 3

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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