

## 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 REDINGTON DRIVE 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

\$720,000

&

\$792,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Noble Park North

Period-from

01 Feb 2023

to

31 Jan 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

4 VALEPARK CLOSE NOBLE PARK NORTH VIC 3174	\$720,000	27-Jan-24
76 ELONERA ROAD NOBLE PARK NORTH VIC 3174	\$760,000	25-Sep-23
13 COOLAVIN ROAD NOBLE PARK NORTH VIC 3174	\$785,000	21-Oct-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: 22 February 2024



**4 VALEPARK CLOSE NOBLE PARK  
 NORTH VIC 3174**

 3  1  1

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**27-Jan-24**

Distance

**0.53km**



**76 ELONERA ROAD NOBLE PARK  
 NORTH VIC 3174**

 3  1  2

Sold Price

<sup>RS</sup> **\$760,000**

Sold Date

**25-Sep-23**

Distance

**0.53km**



**13 COOLAVIN ROAD NOBLE PARK  
 NORTH VIC 3174**

 3  1  -

Sold Price

**\$785,000**

Sold Date

**21-Oct-23**

Distance

**0.72km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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