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	5 Rolex Court Noble Park VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	House	Suburb	Noble Park
Period-from	01 Feb 2020	to	31 Jan 2021	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
11 Sheales Street Dandenong VIC 3175	$880,000	12-Nov-20
15 Canberra Avenue Dandenong VIC 3175	$850,000	18-Dec-20
16 Simpson Drive Dandenong North VIC 3175	$820,000	20-Oct-20

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.~~

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11 Sheales Street Dandenong VIC 3175

3 2 2

Sold Price RS **$880,000** UN

Sold Date **12-Nov-20**

Distance **1.91km**



15 Canberra Avenue Dandenong VIC 3175

3 2 2

Sold Price RS **$850,000**

Sold Date **18-Dec-20**

Distance **2.28km**



16 Simpson Drive Dandenong North VIC 3175

4 2 4

Sold Price **$820,000**

Sold Date **20-Oct-20**

Distance **2.45km**

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

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