



Statement of Information

Sections 47AF of the Estate Agents Act 1980

1&2/62 Kernot Crescent, NOBLE PARK NORTH 3174

Indicative selling price

3 bedroom unit Range **\$390,000 - \$429,000**

1 bedroom unit Range **\$280,000 - \$308,000**

Suburb unit median sale price

Median **House** for **NOBLE PARK NORTH** for period **Apr 2017 - Nov 2017**
Sourced from **realestate.com.au** ; RP data.

\$680,000

Comparable property sales

These are the three units sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

3 bedroom unit

6/47 Dunblane Road,
Noble Park 3174

Price **\$480,000** Sold 26
August 2017

3/20 French Street,
Noble Park 3174

Price **\$457,000** Sold 16
August 2017

6/44 French Street,
Noble park 3174

Price **\$440,000** Sold 07 July
2017

1 bedroom unit

4/2 Duncan Court,
Noble Park 3174

Price **\$255,000** Sold 30
September 2017

9/1244 Heatherton Road,
Noble Park 3174

Price **\$200,000** Sold 25
September 2017

3/28 Vincent Crescent

Price **\$280,000** Sold 10

House



4 beds



2 baths

Raine & Horne Springvale

236 Springvale Road,
Springvale VIC 3171

Contact agents



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Raine and Horne

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Raine & Horne

5/25 Vincent Crescent,
Noble Park 3174

Price **\$280,000** Sold 26 July
2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.au; RP data.

