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	1 Dallimore 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	House	Suburb	Noble Park
Period-from	01 May 2019	to	30 Apr 2020	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
6 Jessie Street Noble Park VIC 3174	$666,500	01-Feb-20
1 Logan Court Noble Park VIC 3174	$655,000	04-Dec-19
14 Maxine Court Noble Park VIC 3174	$630,000	14-Dec-19

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: 15 May 2020

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6 Jessie Street Noble Park VIC 3174 Sold Price **$666,500** Sold Date **01-Feb-20**

3 1 1 Distance **1.01km**



1 Logan Court Noble Park VIC 3174 Sold Price **$655,000** Sold Date **04-Dec-19**

3 1 2 Distance **0.74km**



14 Maxine Court Noble Park VIC 3174 Sold Price **$630,000** Sold Date **14-Dec-19**

3 1 2 Distance **1.1km**

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

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