

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 SUNLINE AVENUE NOBLE PARK NORTH 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

\$550,000

Property type

Unit

Suburb

Noble Park North

Period-from

01 Nov 2022

to

31 Oct 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

2/5 DIXON STREET NOBLE PARK VIC 3174	890888	21-Aug-23
17 DUNBLANE ROAD NOBLE PARK VIC 3174	820000	11-Sep-23
3/10 HOLLY AVENUE DANDENONG NORTH VIC 3175	830000	01-Jun-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: 01 November 2023



**2/5 DIXON STREET NOBLE PARK
VIC 3174**

Sold Price

^{RS} **890888**

Sold Date

21-Aug-23

 3  2  2

Distance

1.48km



**17 DUNBLANE ROAD NOBLE PARK
VIC 3174**

Sold Price

^{RS} **820000** ^{UN}

Sold Date

11-Sep-23

 4  3  2

Distance

1.03km



**3/10 HOLLY AVENUE DANDENONG
NORTH VIC 3175**

Sold Price

^{RS} **830000** ^{UN}

Sold Date

01-Jun-23

 4  2  2

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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