

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

3 GATCUM 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Other

Suburb

Noble Park

Period-from

01 Jul 2022

to

30 Jun 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 CARDORE COURT NOBLE PARK VIC 3174	\$682,000	06-May-23
3 MOSIG COURT NOBLE PARK NORTH VIC 3174	\$700,000	27-May-23
56 LAWRENCE CRESCENT NOBLE PARK NORTH VIC 3174	\$710,000	28-Feb-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: 13 July 2023



2 CARDORE COURT NOBLE PARK VIC 3174

Sold Price

\$682,000

Sold Date

06-May-23
 3

 2

 3

Distance

0.58km


3 MOSIG COURT NOBLE PARK NORTH VIC 3174

Sold Price

^{RS}
\$700,000

Sold Date

27-May-23
 3

 2

 2

Distance

1.12km


56 LAWRENCE CRESCENT NOBLE PARK NORTH VIC 3174

Sold Price

\$710,000

Sold Date

28-Feb-23
 3

 2

 2

Distance

1.34km
RS = Recent sale

UN = Undisclosed Sale

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