

## 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

19 Doonbrae Avenue Noble Park North VIC 3174

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Noble Park North

Period-from

01 Mar 2019

to

29 Feb 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

52 Heyington Crescent Noble Park North VIC 3174	\$732,000	09-Oct-19
1 Facey Court Noble Park North VIC 3174	\$685,000	05-Oct-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: 24 March 2020



**52 Heyington Crescent Noble Park North VIC 3174**

Sold Price

**\$732,000**

Sold Date

**09-Oct-19**

 3

 1

 1

Distance

**0.29km**



**1 Facey Court Noble Park North VIC 3174**

Sold Price

**\$685,000**

Sold Date

**05-Oct-19**

 3

 1

 2

Distance

**1.09km**

RS = Recent sale

UN = Undisclosed Sale

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