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

4 Roulston Court, Noble Park North Vic 3174

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|------------|-----|-----|---------|------|-----------|------|--------|------------------|--|
| Range betweer | \$640,000 | | & | | \$6 | \$695,000 | | | | |
| Median sale price | | | | | | | | | | |
| Median price | \$650,000 | Hou | ıse | х | Unit | | | Suburb | Noble Park North | |
| Period - From | 01/04/2018 | to | 31/ | 03/2019 | | Source | REIV | | | |

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ado | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 18 Alpine Cr NOBLE PARK NORTH 3174 | \$684,000 | 16/02/2019 |
| 2 | 200 Outlook Dr DANDENONG NORTH 3175 | \$660,000 | 04/02/2019 |
| 3 | 3/19 Nockolds Cr NOBLE PARK 3174 | \$648,000 | 27/03/2019 |

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 six months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





4 Roulston Court, Noble Park North Vic 3174





Rooms: Property Type: Agent Comments Indicative Selling Price \$640,000 - \$695,000 Median House Price Year ending March 2019: \$650,000

Comparable Properties



18 Alpine Cr NOBLE PARK NORTH 3174 (REI) Agent Comments





Price: \$684,000 Method: Auction Sale Date: 16/02/2019 Rooms: 4 Property Type: House (Res) Land Size: 564 sqm approx

200 Outlook Dr DANDENONG NORTH 3175 Agent Comments (REI)



Price: \$660,000 Method: Private Sale Date: 04/02/2019 Rooms: 6 Property Type: House



3/19 Nockolds Cr NOBLE PARK 3174 (REI)

Agent Comments



Price: \$648,000 Method: Private Sale Date: 27/03/2019 Rooms: 5 Property Type: Unit

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