

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 4 Roulston Court, Noble Park North Vic 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000 & \$695,000

Median sale price

Median price \$650,000 House 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.

	Address 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.~~

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 (REI) [Agent Comments](#)



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