

# 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 12 Walnut Crescent, Noble Park, VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$660,000

&

\$720,000

### Median sale price

Median price

\$676,500

Property Type

House

Suburb

Noble Park (3174)

Period - From

01/03/2020

to

28/02/2021

Source

CoreLogic

### Comparable property sales

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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
4 CRONULLA COURT, NOBLE PARK VIC 3174	\$720,000	08/01/2021
7 KILLARA COURT, NOBLE PARK VIC 3174	\$660,000	11/01/2021
16 BLOOMFIELD ROAD, NOBLE PARK VIC 3174	\$712,000	20/02/2021

This Statement of Information was prepared on: 23/03/2021