

## STATEMENT OF INFORMATION

Single residential property located  
in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 4 Churchill Court Noble Park North VIC 3174

### Indicative selling price

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

Single price \$\* or range between \$700,000 & \$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$775,000 \*House X \*Unit Suburb Noble Park North  
Period - From May 2024 to April 2025 Source Realestate.com.au

### 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. 20 Reddington Drive Noble Park North	\$722,000	10/05/2025
2. 14 Frognal Drive Noble Park North	\$704,000	06/03/2025
3. 17 Wimpole Street Noble Park North	\$715,000	19/02/2025

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.