

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

6 MARSHAM STREET NOBLE PARK NORTH VIC 3174

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$763,000

Property type

House

Suburb

Noble Park North

Period-from

01 Sep 2023

to

31 Aug 2024

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

2 JUSTIN DRIVE NOBLE PARK NORTH VIC 3174	\$619,500	24-Aug-24
2/10 MEREDITH STREET NOBLE PARK NORTH VIC 3174	\$640,000	08-May-24
2 LAWANNA STREET NOBLE PARK NORTH VIC 3174	\$627,000	14-May-24

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 September 2024



2 JUSTIN DRIVE NOBLE PARK NORTH VIC 3174

 3  1  1

Sold Price

^{RS} **\$619,500** Sold Date **24-Aug-24**

Distance **1.37km**



2/10 MEREDITH STREET NOBLE PARK NORTH VIC 3174

 3  2  -

Sold Price

\$640,000 Sold Date **08-May-24**

Distance **0.62km**



2 LAWANNA STREET NOBLE PARK NORTH VIC 3174

 3  1  1

Sold Price

\$627,000 Sold Date **14-May-24**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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