ΔREA SPECIΔLIST

STATEMENT OF INFORMATION

2/17 LARBERT ROAD, NOBLE PARK, VIC 3174

PREPARED BY CALVIN PAIS, AREA SPECIALIST, PHONE: 0481166522

AREA SPECIALIST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/17 LARBERT ROAD, NOBLE PARK, VIC 🕮 - 🕒 -







Indicative Selling Price

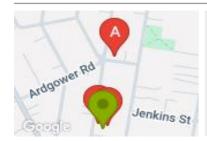
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$630,000 to \$660,000

Provided by: Calvin Pais, Area Specialist

MEDIAN SALE PRICE



NOBLE PARK, VIC, 3174

Suburb Median Sale Price (Other)

\$620,000

01 January 2024 to 31 December 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



1/9 THROUGH RD, NOBLE PARK, VIC 3174







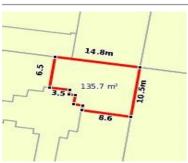
Sale Price

\$615,000

Sale Date: 14/08/2024

Distance from Property: 263m





4/17 LARBERT RD, NOBLE PARK, VIC 3174







Sale Price

\$660,000

Sale Date: 04/10/2024

Distance from Property: 20m





6/17 LARBERT RD, NOBLE PARK, VIC 3174







Sale Price

\$670.000

Sale Date: 08/10/2024

Distance from Property: 23m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Add	ress
Including	suburb	and
	posto	ode

2/17 LARBERT ROAD, NOBLE PARK, VIC 3174

Indicative selling price

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

Price Range: \$630,000 to \$660,000

Median sale price

Median price	\$620,000	Property type	Other		Suburb	NOBLE PARK
Period	d 01 January 2024 to 31 December 2024		Source	pricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/9 THROUGH RD, NOBLE PARK, VIC 3174	\$615,000	14/08/2024
4/17 LARBERT RD, NOBLE PARK, VIC 3174	\$660,000	04/10/2024
6/17 LARBERT RD, NOBLE PARK, VIC 3174	\$670,000	08/10/2024

This Statement of Information was prepared on:

14/01/2025

