

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	3/34 Stuart Street Noble Park, 3174
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Indicative selling price

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

Range between	\$500,000 & \$550,000
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Median sale price

Median price	\$540,000	Property Type	TOWNHOUSE	Suburb	NOBLE PARK
Period - From	31-Oct-2022	to	30-Sep-2023	Source	Corelogic

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/65 YARRAMAN ROAD NOBLE PARK VIC 3174	\$620,000	22-Jun-2023
2	1/57-59 BUCKLEY STREET NOBLE PARK VIC 3174	\$490,000	21-Jul-2023
3	1/14 RAYMOND STREET NOBLE PARK VIC 3174	\$540,000	12-Jul-2023

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