

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

4/7 RACECOURSE ROAD NOBLE PARK 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

\$585,000

&

\$643,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2023

to

31 May 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

3/18A ARDGOWER ROAD NOBLE PARK VIC 3174	\$590,000	22-Mar-24
3/2 JAMES STREET NOBLE PARK VIC 3174	\$640,000	20-Apr-24
3/7 FLINDERS STREET NOBLE PARK VIC 3174	\$606,000	15-Feb-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: 13 June 2024


3/18A ARDGOWER ROAD NOBLE PARK VIC 3174
 3  2  1

Sold Price

\$590,000

Sold Date

22-Mar-24

Distance

0.63km

3/2 JAMES STREET NOBLE PARK VIC 3174
 3  2  2

Sold Price

^{RS} **\$640,000**

Sold Date

20-Apr-24

Distance

1.39km

3/7 FLINDERS STREET NOBLE PARK VIC 3174
 3  1  2

Sold Price

\$606,000

Sold Date

15-Feb-24

Distance

1.13km
RS = Recent sale

UN = Undisclosed Sale

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