

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

18 SMITH STREET 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

\$655,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Noble Park

Period-from

01 Jan 2022

to

31 Dec 2022

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 ROBERTS STREET NOBLE PARK VIC 3174	\$649,500	23-Dec-22
32 HOLMES STREET NOBLE PARK VIC 3174	\$660,000	20-Oct-22
35 DAVID STREET NOBLE PARK VIC 3174	\$665,000	08-Nov-22

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 January 2023



3 ROBERTS STREET NOBLE PARK VIC 3174

Sold Price

^{RS}
\$649,500

Sold Date

23-Dec-22


3



2



1

Distance

1km


32 HOLMES STREET NOBLE PARK VIC 3174

Sold Price

\$660,000

Sold Date

20-Oct-22


3



1



3

Distance

0.74km


35 DAVID STREET NOBLE PARK VIC 3174

Sold Price

\$665,000

Sold Date

08-Nov-22


3



1



4

Distance

1.97km
RS = Recent sale

UN = Undisclosed Sale

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