

## 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

48 Cosier Drive, Noble Park Vic 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$720,000

### Median sale price

Median price \$785,000 Property Type House Suburb Noble Park

Period - From 30/12/2023 to 29/12/2024 Source Property Data

### 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 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	79 Chandler Rd NOBLE PARK 3174	\$700,000	12/08/2024
2	14 Walnut Cr NOBLE PARK 3174	\$690,000	10/08/2024
3	18 Conley St NOBLE PARK 3174	\$685,000	25/07/2024

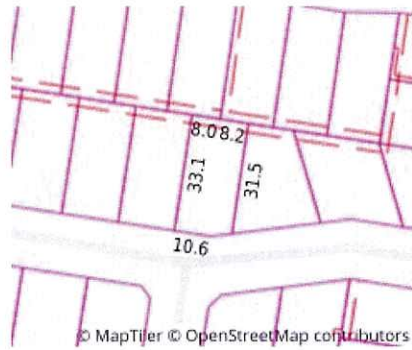
OR

~~**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 six months.~~

This Statement of Information was prepared on:

30/12/2024 10:33

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3   1  

**Property Type:**  
**Land Size:** 534 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$660,000 - \$720,000  
**Median House Price**  
 30/12/2023 - 29/12/2024: \$785,000

## Comparable Properties



79 Chandler Rd NOBLE PARK 3174 (VG)

[Agent Comments](#)

3   -   -

**Price:** \$700,000  
**Method:** Sale  
**Date:** 12/08/2024  
**Property Type:** House (Res)  
**Land Size:** 598 sqm approx



14 Walnut Cr NOBLE PARK 3174 (REI/VG)

[Agent Comments](#)

3   1   2

**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 10/08/2024  
**Property Type:** House (Res)  
**Land Size:** 582 sqm approx



18 Conley St NOBLE PARK 3174 (REI/VG)

[Agent Comments](#)

3   1   2

**Price:** \$685,000  
**Method:** Auction Sale  
**Date:** 25/07/2024  
**Property Type:** House (Res)  
**Land Size:** 536 sqm approx

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