

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

1/18 NAMUR 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

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

3/18 NAMUR STREET NOBLE PARK VIC 3174	\$573,000	15-Dec-21
6/68-70 CHANDLER ROAD NOBLE PARK VIC 3174	\$555,000	19-Nov-21
10/43-45 LEMAN CRESCENT NOBLE PARK VIC 3174	\$590,000	23-Nov-21

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: 17 January 2023


**3/18 NAMUR STREET NOBLE PARK
VIC 3174**

Sold Price

\$573,000

Sold Date

15-Dec-21
 2

 1

 1

Distance

0.02km

**6/68-70 CHANDLER ROAD NOBLE
PARK VIC 3174**

Sold Price

\$555,000

Sold Date

19-Nov-21
 2

 1

 1

Distance

0.26km

**10/43-45 LEMAN CRESCENT
NOBLE PARK VIC 3174**

Sold Price

\$590,000

Sold Date

23-Nov-21
 2

 1

 1

Distance

0.29km
RS = Recent sale

UN = Undisclosed Sale

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