

# 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 3B Smith Street, 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)

Price Range

\$689,000

&

\$755,000

### Median sale price

Median price

\$751,500

Property Type

House

Suburb

Noble Park (3174)

Period - From

01/01/2021

to

31/12/2021

Source

Corelogic

### Comparable property sales

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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
2/6 FRENCH STREET, NOBLE PARK VIC 3174	\$660,000	14/08/2021
1B BACKOUS WAY, NOBLE PARK VIC 3174	\$755,000	06/11/2021
43 LIEGE AVENUE, NOBLE PARK VIC 3174	\$705,000	16/10/2021

This Statement of Information was prepared on: 19/01/2022