

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

6/34-36 FRENCH 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

\$570,000

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/1316 HEATHERTON ROAD NOBLE PARK VIC 3174	\$651,890	28-Aug-23
4/42 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$645,000	05-Aug-23
2/16-18 RAYMOND STREET NOBLE PARK VIC 3174	\$600,000	09-Aug-23

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: 12 October 2023



2/1316 HEATHERTON ROAD NOBLE Sold Price

^{RS} **\$651,890** Sold Date **28-Aug-23**

3 2 2

Distance **0.58km**



4/42 KELVINSIDE ROAD NOBLE Sold Price

\$645,000 Sold Date **05-Aug-23**

3 2 1

Distance **0.95km**



2/16-18 RAYMOND STREET NOBLE Sold Price

\$600,000 Sold Date **09-Aug-23**

3 2 1

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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