

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	15 Moodemere Street Noble Park, 3174
---	--------------------------------------

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$750,000 & \$825,000
---------------	-----------------------

Median sale price

Median price	\$775,000	Property Type	HOUSE	Suburb	NOBLE PARK
Period - From	01-Nov-2023	to	31-Oct-2024	Source	Corelogic

Comparable property sales

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	63 BLOOMFIELD ROAD NOBLE PARK VIC 3174	\$818,000	12-Oct-2024
2	8 BARRATT COURT NOBLE PARK VIC 3174	\$790,000	06-Jul-2024
3	10 MAUREEN CRESCENT NOBLE PARK VIC 317	\$755,000	24-Aug-2024

This statement of information was prepared on 15-Apr-2025 at 8:43:45 PM AEST