

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 14 Charnfield Crescent, Noble Park, VIC 3174

Indicative selling price

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

Price Range \$819,000 & \$899,000

Median sale price

Median price \$761,500 Property Type House Suburb Noble Park (3174)
Period - From 01/07/2021 to 30/06/2022 Source Pricefinder

Comparable property sales

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
34 DAVID STREET, NOBLE PARK VIC 3174	\$840,000	17/08/2022
11 RUSSET COURT, KEYSBOROUGH VIC 3173	\$850,000	13/07/2022
2 BEATRICE STREET, NOBLE PARK VIC 3174	\$851,000	06/06/2022

This Statement of Information was prepared on: 02/09/2022