

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

9 BLOOMFIELD ROAD 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

\$500,000

&

\$550,000

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

5/2 RICH STREET NOBLE PARK VIC 3174	\$500,000	30-Nov-22
1/28 LARBERT ROAD NOBLE PARK VIC 3174	\$550,000	24-Jan-23
3/7 BARNETT GROVE NOBLE PARK VIC 3174	\$581,000	28-Nov-22

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: 27 January 2023



5/2 RICH STREET NOBLE PARK VIC 3174

Sold Price

\$500,000 Sold Date **30-Nov-22**

2 1 1

Distance **0.45km**



1/28 LARBERT ROAD NOBLE PARK VIC 3174

Sold Price

^{RS} **\$550,000** Sold Date **24-Jan-23**

2 1 2

Distance **1.92km**



3/7 BARNETT GROVE NOBLE PARK VIC 3174

Sold Price

\$581,000 Sold Date **28-Nov-22**

2 1 1

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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