

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	11B-11D Bloomfield Road Noble Park, 3174
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$580,000 & \$638,000
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### Median sale price

Median price	\$631,000	Property Type	TOWNHOUSE	Suburb	NOBLE PARK
Period - From	01-Mar-2024	to	28-Feb-2025	Source	REA

### 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	2B Jellicoe Street, Noble Park	\$630,000	26-Nov-2024
2	8/74 Dunblane Road Noble Park	\$626,000	01-Feb-2025
3	1/40 Stuart Street, Noble Park	\$640,000	24-Sep-2024

This statement of information was prepared on 12-Apr-2025 at 10:45:19 AM AEST