

## 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

8 Walter Street Noble Park VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Noble Park

Period-from

01 Jan 2020

to

31 Dec 2020

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

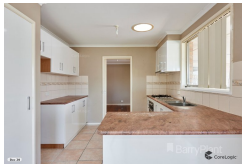
Date of sale

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 278 Corrigan Road Noble Park VIC 3174     | \$700,000 | 19-Dec-20 |
| 32 Kuringgai Crescent Noble Park VIC 3174 | \$708,000 | 05-Dec-20 |
| 83 Bloomfield Road Noble Park VIC 3174    | \$670,000 | 22-Oct-20 |

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: 21 January 2021



**278 Corrigan Road Noble Park VIC 3174**

Sold Price

<sup>RS</sup> **\$700,000** Sold Date **19-Dec-20**

 3  1  2

Distance **1.45km**



**32 Kuringgai Crescent Noble Park VIC 3174**

Sold Price

**\$708,000** Sold Date **05-Dec-20**

 3  1  1

Distance **1.11km**



**83 Bloomfield Road Noble Park VIC 3174**

Sold Price

**\$670,000** Sold Date **22-Oct-20**

 3  1  2

Distance **0.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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