Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/address Search before being entered in this Statement of Information.

Property offered for sale

8 Avon Street 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)

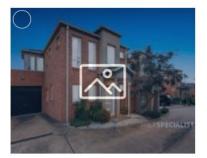
| Single price | | or range between | \$590,000 | & | \$649,000 |
|---------------------------|--------------|------------------|--------------|----------------|---------------|
| Median sale price | | | | | |
| (*Delete house or unit as | applicable) | | | | |
| Median price | \$550,000 *I | House *Unit | X Sul | ourb Noble Par | rk |
| Period - From | 11.11.2024 | | Source Price | efinder & Real | estate.com.au |

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 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. 2 /1 Nockolds Crescent Noble Park VIC 3174 | \$638,000 | 11.11.2024 |
| 2. 3/74 Buckley Street Noble Park VIC 3174 | \$600,000 | 22.11.2024 |
| 3. 19/28-30 Dunblane Road Noble Park VIC 3172 | \$590,000 | 16.01.2025 |





19/28-30 DUNBLANE RD, NOBLE PARK 3174 📇 3 ھ 1 🔂 2

Sale Price: Sale Date: 16/01/2025 Original Price: Final Price: RPD: 19//PS545624 Features:

\$590,000 (Recent Advice - Sale) \$580,000 - \$620,000 \$580,000 - \$620,000 IMPROVEMENTS: SECURE PARKING, FLOO...

Property Type: Unit Property Area: 129m² Original % Chg: Final % Chg: Days to Sell: 128 Distance: 1.3km



3/74 BUCKLEY ST, NOBLE PARK 3174

Sale Price: Sale Date: Original Price: Final Price: RPD: Features:

\$600,000 (Normal Sale) 22/11/2024 \$570,000 to \$627,000 \$590,000 to \$627,000 3//PS646942

一 3 2 **a** 1 Property Type: Unit Property Area: 121m² Original % Chg: Final % Chg: Days to Sell: 31

<u>ک</u> 2

Distance:



1/2 NOCKOLDS CRES, NOBLE PARK 3174

Sale Price: Sale Date: Original Price: Final Price: RPD: Features:

\$638,000 (Normal Sale) 11/11/2024 \$630,000 - \$690,000 \$600,000 - \$660,000 6//PS436296 AIR CONDITIONED, IMPROVEMENTS: COU-

Property Type: Property Area: Original % Chg: Final % Chg: Days to Sell: Distance:

Unit 226m² 53 1.2km

₽ 2

942m

consumer.vic.gov.au/xyz

