

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

2/21 MARNA COURT 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Feb 2024

to

31 Jan 2025

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

6/37-39 CHANDLER ROAD NOBLE PARK VIC 3174	\$530,000	11-Dec-24
1/35 JOFFRE STREET NOBLE PARK VIC 3174	\$497,000	10-Jan-25
3/7 ALLAN STREET NOBLE PARK VIC 3174	\$535,000	16-Oct-24

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: 12 February 2025

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6/37-39 CHANDLER ROAD NOBLE PARK VIC 3174 Sold Price **\$530,000** Sold Date **11-Dec-24**

 2  1  1

Distance **0.26km**



1/35 JOFFRE STREET NOBLE PARK VIC 3174 Sold Price **\$497,000** Sold Date **10-Jan-25**

 2  1  1

Distance **0.3km**



3/7 ALLAN STREET NOBLE PARK VIC 3174 Sold Price **\$535,000** Sold Date **16-Oct-24**

 2  1  1

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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