

# 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 4/21 Wall Street, Noble Park, VIC 3174

### Indicative selling price

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

Single Price \$639,000

### Median sale price

Median price \$530,000 Property Type Townhouse Suburb Noble Park (3171)

Period - From 01/01/2023 to 31/12/2023 Source pricefinder

**Important advice about the median sale price:** The median sale price is provided to comply with section 47AF (2) (b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

### Comparable property sales

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
2/44 THEODORE AVENUE, NOBLE PARK VIC 3174	\$586,000	20/12/2023
2/31 AMBRIE CRESCENT, NOBLE PARK VIC 3174	\$600,000	28/11/2023
1 BLOOMFIELD ROAD, NOBLE PARK VIC 3174	\$657,000	20/12/2023

This Statement of Information was prepared on: 15/03/2024