

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/1-3 Bloomfield Road Noble Park, 3174
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$620,000 & \$680,000
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Median sale price

Median price	\$631,000	Property Type	TOWNHOUSE	Suburb	NOBLE PARK
Period - From	23-Nov-2022	to	22-Nov-2023	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	2/82 Callander Road, Noble Park, Vic 3174	\$676,000	11-Nov-2023
2	6/16-18 Raymond Street, Noble Park, Vic 3174	\$645,150	12-Oct-2023
3	4/42 Kelvinside Road, Noble Park, Vic 3174	\$645,000	05-Aug-2023

This statement of information was prepared on 10-Jan-2024 at 10:43:08 AM EST