

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

3 FLEMING 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

\$670,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2022

to

30 Apr 2023

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

9 BENZ STREET NOBLE PARK VIC 3174	\$706,000	05-Apr-23
4/7 ROMSEY STREET NOBLE PARK VIC 3174	\$670,000	03-Mar-23
2/94 DUNBLANE ROAD NOBLE PARK VIC 3174	\$755,000	11-Feb-23

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: 02 May 2023



9 BENZ STREET NOBLE PARK VIC 3174

Sold Price

^{RS} **\$706,000** Sold Date **05-Apr-23**

4 4 2

Distance **0.16km**



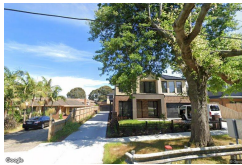
4/7 ROMSEY STREET NOBLE PARK VIC 3174

Sold Price

\$670,000 Sold Date **03-Mar-23**

3 2 2

Distance **2.33km**



2/94 DUNBLANE ROAD NOBLE PARK VIC 3174

Sold Price

\$755,000 Sold Date **11-Feb-23**

4 - -

Distance **2.59km**

RS = Recent sale **UN** = Undisclosed Sale

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