

## 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](http://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

\$780,000

Property type

House

Suburb

Noble Park

Period-from

01 Jan 2024

to

31 Dec 2024

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	18-Dec-24
2/25 MONS PARADE NOBLE PARK VIC 3174	\$505,000	14-Sep-24
4/32 MOODEMERE STREET NOBLE PARK VIC 3174	\$515,000	10-Sep-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: 13 January 2025

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**6/37-39 CHANDLER ROAD NOBLE  
PARK VIC 3174**

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Sold Price

RS

**\$530,000**

Sold Date

**18-Dec-24**

Distance

**0.26km****2/25 MONS PARADE NOBLE PARK  
VIC 3174**

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Sold Price

**\$505,000**

Sold Date

**14-Sep-24**

Distance

**0.79km****4/32 MOODEMERE STREET NOBLE  
PARK VIC 3174**

🛏️ 2 🚿 1 🚗 1

Sold Price

**\$515,000**

Sold Date

**10-Sep-24**

Distance

**1.69km**

RS = Recent sale

UN = Undisclosed Sale

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