

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

8/1 SOMERS 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,194

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2021

to

31 Mar 2022

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

2/31 ALAMEIN STREET NOBLE PARK VIC 3174	\$219,000	21-Dec-21
6/5 FORSTER STREET NOBLE PARK VIC 3174	\$222,500	22-Nov-21
8/22 AMBRIE CRESCENT NOBLE PARK VIC 3174	\$245,000	11-Oct-21

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: 07 April 2022



**2/31 ALAMEIN STREET NOBLE
PARK VIC 3174**

 1  1  1

Sold Price **\$219,000** Sold Date **21-Dec-21**

Distance **0.27km**



**6/5 FORSTER STREET NOBLE
PARK VIC 3174**

 1  1  1

Sold Price **\$222,500** Sold Date **22-Nov-21**

Distance **0.03km**



**8/22 AMBRIE CRESCENT NOBLE
PARK VIC 3174**

 1  1  1

Sold Price **\$245,000** Sold Date **11-Oct-21**

Distance **0.99km**

RS = Recent sale UN = Undisclosed Sale

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