

## 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

12 YARRAMAN ROAD 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

\$680,000

&

\$748,000

### 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

46 BLOOMFIELD ROAD NOBLE PARK VIC 3174	\$741,000	30-Sep-24
18 CONLEY STREET NOBLE PARK VIC 3174	\$685,000	25-Jul-24
13 KLEINE STREET NOBLE PARK VIC 3174	\$716,000	12-Dec-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: 23 January 2025

**46 BLOOMFIELD ROAD NOBLE  
PARK VIC 3174**3  1  2 

Sold Price

**\$741,000**Sold Date **30-Sep-24**Distance **0.46km****18 CONLEY STREET NOBLE PARK  
VIC 3174**3  1  2 

Sold Price

**\$685,000**Sold Date **25-Jul-24**Distance **0.77km****13 KLEINE STREET NOBLE PARK  
VIC 3174**4  1  1 

Sold Price

<sup>RS</sup>**\$716,000**Sold Date **12-Dec-24**Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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