

# 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 3/5 Crescent Street, 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)

Single price or range between \$490,000 & \$520,000

### Median sale price

Median price \$ 757,500 Property type House Suburb NOBLE PARK  
Period - From 17/04/2022 to 16/04/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 5/2 Rich Street Noble Park Vic 3174	\$500,000	2022-11-30
2 3/4 Alamein Street Noble Park Vic 3174	\$535,500	2022-10-29
3 2/110 Buckley Street Noble Park Vic 3174	\$530,888	2022-10-26

This Statement of Information was prepared on: 17/04/2023

