

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 MOODEMERE 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Noble Park

Period-from

01 Oct 2021

to

30 Sep 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

4 LATIMER STREET NOBLE PARK VIC 3174	\$680,000	17-Sep-22
3 MICHAEL COURT NOBLE PARK VIC 3174	\$665,000	30-Jul-22
14 REUMAH COURT NOBLE PARK VIC 3174	\$660,000	28-Jun-22

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: 03 October 2022



4 LATIMER STREET NOBLE PARK VIC 3174

 3
  1
  2

Sold Price

^{RS} **\$680,000** Sold Date **17-Sep-22**

Distance **0.75km**


3 MICHAEL COURT NOBLE PARK VIC 3174

 3
  1
  2

Sold Price

^{RS} **\$665,000** Sold Date **30-Jul-22**

Distance **0.95km**


14 REUMAH COURT NOBLE PARK VIC 3174

 3
  1
  1

Sold Price

^{RS} **\$660,000** Sold Date **28-Jun-22**

Distance **1.17km**
RS = Recent sale

UN = Undisclosed Sale

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