

# 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 2/2 Gell 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)

Price Range

\$570,000

&

\$627,000

### Median sale price

Median price

\$545,000

Property Type

Unit

Suburb

Noble Park (3174)

Period - From

01/10/2021

to

30/09/2022

Source

pricefinder

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|-------------------------------------------|-----------|--------------|
| 3/5 THROUGH ROAD, NOBLE PARK VIC 3174     | \$630,000 | 20/09/2022   |
| 1/8-10 JOFFRE STREET, NOBLE PARK VIC 3174 | \$600,000 | 18/06/2022   |
| 3/26 MONS PARADE, NOBLE PARK VIC 3174     | \$590,000 | 22/06/2022   |

This Statement of Information was prepared on: 10/10/2022