

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 2/23 Mons Parade, Noble Park, VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$600,000

&

\$660,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Noble Park (3174)

Period - From

01/01/2022

to

31/12/2022

Source

pricefinder

Comparable property sales

A 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
2/2 GELL COURT, NOBLE PARK VIC 3174	\$659,000	11/02/2022
21/25-27 FINTONIA ROAD, NOBLE PARK VIC 3174	\$610,000	14/11/2022
3/23 LEMAN CRESCENT, NOBLE PARK VIC 3174	\$600,000	19/11/2022

This Statement of Information was prepared on: 14/02/2023