

# 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 1/16 Noble Street. Noble Park 4 (2 bed 1 bath 1 car)

### 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 \$360,000 & \$380,000

### Median sale price

Median price \$503,000

Apartment *Apartment*

Suburb Dandenong

Period - From Jan 2022

to

Dec 2022

Source Realestate.com

### 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 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
11/41 Ambrie Crescent, Noble Park	\$350,000	15 Dec 2022
4/467 Princes Highway, Noble Park	\$378,000	19 Sep 2022
14/125 Chandler Road, Noble Park	\$410,000	9 Jul 2022

**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 six months.

This Statement of Information was prepared on: 05/01/2023