

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

7 Romsey 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

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Noble Park

Period-from

01 Feb 2020

to

31 Jan 2021

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

| | | |
|--|-----------|-----------|
| 11 Belvedere Court Noble Park VIC 3174 | \$900,000 | 30-Jan-21 |
| 39 Leman Crescent Noble Park VIC 3174 | \$950,000 | 05-Nov-20 |
| 218 Railway Parade Noble Park VIC 3174 | \$950,000 | 28-Oct-20 |

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: 09 February 2021



11 Belvedere Court Noble Park VIC 3174

Sold Price

^{RS} **\$900,000**

Sold Date

30-Jan-21

 6  2  3

Distance

1.3km



39 Leman Crescent Noble Park VIC 3174

Sold Price

^{RS} **\$950,000**

Sold Date

05-Nov-20

 4  1  1

Distance

1.37km



218 Railway Parade Noble Park VIC 3174

Sold Price

\$950,000

Sold Date

28-Oct-20

 4  2  2

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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