

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 26 Park Road, Noble Park, VIC 3174

Indicative selling price

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

Price Range

\$800,000

&

\$880,000

Median sale price

Median price

\$740,000

Property Type

House

Suburb

Noble Park (3174)

Period - From

01/04/2022

to

31/03/2023

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

6 GREEN STREET, NOBLE PARK VIC 3174

\$840,000

05/06/2023

15 BALDWIN AVENUE, NOBLE PARK VIC 3174

\$860,000

31/05/2023

19 JANINE ROAD, SPRINGVALE SOUTH VIC 3172

\$850,000

01/06/2023

This Statement of Information was prepared on: 13/06/2023