

## 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

18 THOMAS STREET NOBLE PARK VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$732,500

Property type

House

Suburb

Noble Park

Period-from

01 Apr 2023

to

31 Mar 2024

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

4 THOMAS STREET NOBLE PARK VIC 3174	\$820,000	24-Feb-24
15 MONS PARADE NOBLE PARK VIC 3174	\$735,000	09-Apr-24
16 JONATHAN COURT NOBLE PARK VIC 3174	\$728,800	24-Dec-23

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: 19 April 2024

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**4 THOMAS STREET NOBLE PARK  
VIC 3174**

Sold Price

<sup>RS</sup> **\$820,000** Sold Date **24-Feb-24**
 3  1  -

 Distance **0.12km**

**15 MONS PARADE NOBLE PARK  
VIC 3174**

Sold Price

<sup>RS</sup> **\$735,000** <sup>UN</sup> Sold Date **09-Apr-24**
 2  1  -

 Distance **0.26km**

**16 JONATHAN COURT NOBLE  
PARK VIC 3174**

Sold Price

<sup>RS</sup> **\$728,800** Sold Date **24-Dec-23**
 2  2  1

 Distance **0.61km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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