

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/1-3 Bloomfield Road Noble Park, 3174
-------------------------------------------------	----------------------------------------

Indicative selling price

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

Single price	\$625,000
--------------	-----------

Median sale price

Median price	\$625,000	Property Type	TOWNHOUSE	Suburb	NOBLE PARK
Period - From	16-Mar-2022	to	15-Mar-2023	Source	REA

Comparable property sales

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
1	1/26 Mons Parade, Noble Park, Vic 3174	\$620,000	07-Nov-2022
2	3/100 Kelvinside Road, Noble Park, Vic 3174	\$655,000	20-Oct-2022
3	3/136 Corrigan Road, Noble Park, Vic 3174	\$635,000	27-Oct-2022

This statement of information was prepared on 05-May-2023 at 12:18:24 PM EST