

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 2/40 Stuart Street, Noble Park, VIC 3174

Indicative selling price

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

Single Price \$588,000

Median sale price

Median price \$411,000 Property Type Townhouse Suburb Noble Park (3174)

Period - From 01/10/2021 to 30/09/2022 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
8/13 LEONARD AVENUE, NOBLE PARK VIC 3174	\$574,000	22/10/2022
3/108 BUCKLEY STREET, NOBLE PARK VIC 3174	\$590,000	05/10/2022
2/17 RAYMOND STREET, NOBLE PARK VIC 3174	\$600,000	24/09/2022

This Statement of Information was prepared on: 03/12/2022