

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

10/24-28 Yarraman Road 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jan 2021

to

31 Dec 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

2/24-28 Yarraman Road Noble Park VIC 3174	\$415,000	20-Sep-21
3/8 Stuart Street Noble Park VIC 3174	\$410,000	21-Aug-21
1/10-12 Aenone Avenue Noble Park VIC 3174	\$408,000	09-Sep-21

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: 20 January 2022



2/24-28 Yarraman Road Noble Park VIC 3174 Sold Price **\$415,000** Sold Date **20-Sep-21**

 2  1  2

Distance **0.07km**



3/8 Stuart Street Noble Park VIC 3174 Sold Price **\$410,000** Sold Date **21-Aug-21**

 2  1  1

Distance **1.03km**



1/10-12 Aenone Avenue Noble Park VIC 3174 Sold Price **\$408,000** Sold Date **09-Sep-21**

 2  1  2

Distance **1.12km**

RS = Recent sale UN = Undisclosed Sale

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