

## 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

44 Stuart Street Noble Park VIC 3174

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Noble Park

Period-from

01 Nov 2020

to

31 Oct 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 23 Leonard Avenue Noble Park VIC 3174    | \$1,301,000 | 15-May-21 |
| 26 Fintonia Road Noble Park VIC 3174     | \$1,112,000 | 09-Apr-21 |
| 42 Nockolds Crescent Noble Park VIC 3174 | \$1,100,000 | 31-May-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.~~

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**23 Leonard Avenue Noble Park VIC 3174** Sold Price **\$1,301,000** Sold Date **15-May-21**

 4  1  4

Distance **0.31km**



**26 Fintonia Road Noble Park VIC 3174** Sold Price **\$1,112,000** Sold Date **09-Apr-21**

 3  2  4

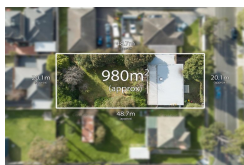
Distance **1.22km**



**42 Nockolds Crescent Noble Park VIC 3174** Sold Price **\$1,100,000** Sold Date **31-May-21**

 2  1  1

Distance **2.29km**



**44 Nockolds Crescent Noble Park VIC 3174** Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **06-Oct-21**

 3  1  -

Distance **2.31km**

RS = Recent sale UN = Undisclosed Sale

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