

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

5/41 NOBLE STREET 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jan 2023

to

31 Dec 2023

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

3/147 CORRIGAN ROAD NOBLE PARK VIC 3174	\$510,000	11-Nov-23
2/6 NOBLE STREET NOBLE PARK VIC 3174	\$480,000	26-Jul-23
3/34 STUART STREET NOBLE PARK VIC 3174	\$522,000	10-Nov-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: 25 January 2024



3/147 CORRIGAN ROAD NOBLE PARK VIC 3174

 2
  1
  1

Sold Price

\$510,000

Sold Date

11-Nov-23

Distance

0.13km


2/6 NOBLE STREET NOBLE PARK VIC 3174

 2
  2
  1

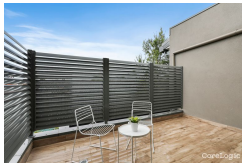
Sold Price

\$480,000

Sold Date

26-Jul-23

Distance

0.47km


3/34 STUART STREET NOBLE PARK VIC 3174

 2
  2
  1

Sold Price

\$522,000

Sold Date

10-Nov-23

Distance

0.73km
RS = Recent sale

UN = Undisclosed Sale

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