

STATEMENT OF INFORMATION

3/31 NAMUR STREET, NOBLE PARK, VIC 3174

PREPARED BY RICKY NGUYEN, ISELL GROUP, PHONE: 0420 956 239



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/31 NAMUR STREET, NOBLE PARK, VIC  3  2  2

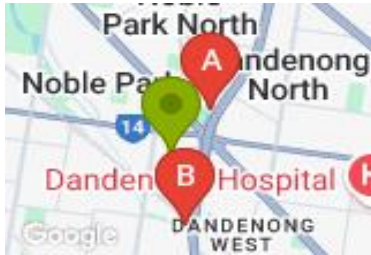
Indicative Selling Price

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

Single Price: **\$705,000**

Provided by: Ricky Nguyen, iSell Group

MEDIAN SALE PRICE



NOBLE PARK, VIC, 3174

Suburb Median Sale Price (Unit)

\$540,000

01 October 2023 to 30 September 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



2/10 WIMPOLE ST, NOBLE PARK NORTH, VIC  3  2  1

Sale Price

\$716,000

Sale Date: 13/05/2024

Distance from Property: 821m



6 HARRISON DR, NOBLE PARK, VIC 3174  3  2  1

Sale Price

\$695,000

Sale Date: 13/06/2024

Distance from Property: 1km



This report has been compiled on 05/10/2024 by iSell Group. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale


Address Including suburb and postcode:

Indicative selling price

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

Single Price:

Median sale price

Median price: Property type: Suburb:
Period: Source: 

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
2/10 WIMPOLE ST, NOBLE PARK NORTH, VIC 3174	\$716,000	13/05/2024
6 HARRISON DR, NOBLE PARK, VIC 3174	\$695,000	13/06/2024

This Statement of Information was prepared on: