

# Harcourts Rowville

## 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 **4/22 Larbert Road, Noble Park VIC 3174**

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between **\$550,000** & **\$600,000**

#### Median sale price

Median price **\$567,000**

Property type **Unit**

Suburb **Noble Park**




Period - From **July 2022**

to **September 2022**

Source <https://reiv.com.au/market-insights/suburb/noble%20park>

#### Comparable property sales

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
	1/6 Alamein Street, Noble Park	\$612,000	01/10/2022
	2/59-61 Dunblane Road, Noble Park	\$550,000	26/08/2022
	1/90 Noble Street, Noble Park	\$600,000	19/08/2022

This Statement of Information was prepared on: **17 October 2022**