

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	3/2 James Street Noble Park, 3174
---	-----------------------------------

### Indicative selling price

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

Range between	\$585,000 & \$620,000
---------------	-----------------------

### Median sale price

Median price	\$631,000	Property Type	UNIT	Suburb	NOBLE PARK
Period - From	29-Mar-2023	to	28-Mar-2024	Source	REA

### 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	1/22 Leonard Avenue, Noble Park, Vic 3174	\$599,000	21-Mar-2024
2	8/37 Chandler Road, Noble Park, Vic 3174	\$625,000	28-Feb-2024
3	4/43-45 Bowmore Road, Noble Park, Vic 3174	\$642,000	08-Jan-2024

This statement of information was prepared on 22-Apr-2024 at 1:21:24 PM EST