

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 36 Armadale Avenue, Noble Park, VIC 3174

Indicative selling price

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

Price Range

\$680,000

&

\$748,000

Median sale price

Median price

\$758,500

Property Type

House

Suburb

Noble Park (3174)

Period - From

01/04/2021

to

31/03/2022

Source

pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
4 KIANDRA CLOSE, NOBLE PARK VIC 3174	\$745,000	26/03/2022
46 BLOOMFIELD ROAD, NOBLE PARK VIC 3174	\$700,000	05/03/2022
23 JACANA STREET, NOBLE PARK VIC 3174	\$730,000	28/04/2022

This Statement of Information was prepared on: 02/05/2022