

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

1/53 FRENCH 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2021

to

31 Mar 2022

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

7/2-4 FINTONIA ROAD NOBLE PARK VIC 3174	\$540,000	29-Mar-22
1/8 STUART STREET NOBLE PARK VIC 3174	\$505,000	03-Dec-21
1/26 MOODEMERE STREET NOBLE PARK VIC 3174	\$500,000	20-Oct-21

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: 20 April 2022



**7/2-4 FINTONIA ROAD NOBLE
PARK VIC 3174**

 3  1  1

Sold Price

^{RS} **\$540,000**

Sold Date

29-Mar-22

Distance

0.27km



**1/8 STUART STREET NOBLE PARK
VIC 3174**

 3  1  2

Sold Price

\$505,000

Sold Date

03-Dec-21

Distance

0.83km



**1/26 MOODEMERE STREET NOBLE
PARK VIC 3174**

 3  1  1

Sold Price

\$500,000

Sold Date

20-Oct-21

Distance

1.46km



**2/138 CORRIGAN ROAD NOBLE
PARK VIC 3174**

 3  1  1

Sold Price

\$525,000

Sold Date

13-Dec-21

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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