

## 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

5 WARA CLOSE NOBLE PARK NORTH VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$797,000

&

\$857,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Noble Park North

Period-from

01 Oct 2023

to

30 Sep 2024

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 BRIARFIELD ROAD NOBLE PARK NORTH VIC 3174 | \$802,000 | 02-Dec-23 |
| 3 WOTAMA COURT NOBLE PARK NORTH VIC 3174    | \$800,000 | 11-May-24 |
| 347 PRINCES HIGHWAY NOBLE PARK VIC 3174     | \$812,000 | 07-Sep-24 |

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: 28 October 2024

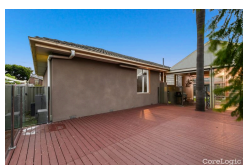


**7 BRIARFIELD ROAD NOBLE PARK  
NORTH VIC 3174**

3 1 3

Sold Price **\$802,000** Sold Date **02-Dec-23**

Distance **1.45km**



**3 WOTAMA COURT NOBLE PARK  
NORTH VIC 3174**

3 1 2

Sold Price **\$800,000** Sold Date **11-May-24**

Distance **1.32km**



**347 PRINCES HIGHWAY NOBLE  
PARK VIC 3174**

3 1 2

Sold Price **\$812,000** Sold Date **07-Sep-24**

Distance **1.66km**

RS = Recent sale      UN = Undisclosed Sale

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