

## 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

72 GOODMAN DRIVE NOBLE PARK 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 3 MARNA COURT NOBLE PARK VIC 3174     | \$801,000 | 19-Mar-22 |
| 190 CHANDLER ROAD NOBLE PARK VIC 3174 | \$775,000 | 09-Jan-22 |
| 5 EDITH STREET NOBLE PARK VIC 3174    | \$800,000 | 31-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: 29 April 2022



**3 MARNA COURT NOBLE PARK VIC 3174** Sold Price **\$801,000** Sold Date **19-Mar-22**

 3  1  2

Distance **1.01km**



**190 CHANDLER ROAD NOBLE PARK VIC 3174** Sold Price **\$775,000** Sold Date **09-Jan-22**

 3  1  1

Distance **0.45km**



**5 EDITH STREET NOBLE PARK VIC 3174** Sold Price **\$800,000** Sold Date **31-Oct-21**

 3  1  2

Distance **0.9km**

**RS** = Recent sale **UN** = Undisclosed Sale

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