

## 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

1/6 THOMAS STREET NOBLE PARK VIC 3174

### Indicative selling price

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

Single Price

or range  
between

\$681,000

&

\$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2022

to

31 Aug 2023

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

1/29 JASPER STREET NOBLE PARK VIC 3174	\$655,000	05-Aug-23
2/48 FRENCH STREET NOBLE PARK VIC 3174	\$715,000	18-May-23
1/26 GATCUM COURT NOBLE PARK VIC 3174	\$690,000	09-Sep-23

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: 19 September 2023



**1/29 JASPER STREET NOBLE PARK VIC 3174**

Sold Price

<sup>RS</sup>

**\$655,000**

Sold Date **05-Aug-23**

 3  1  1

Distance **0.67km**



**2/48 FRENCH STREET NOBLE PARK VIC 3174**

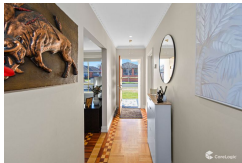
Sold Price

**\$715,000**

Sold Date **18-May-23**

 3  2  1

Distance **0.71km**



**1/26 GATCUM COURT NOBLE PARK VIC 3174**

Sold Price

<sup>RS</sup>

**\$690,000**

Sold Date **09-Sep-23**

 3  2  2

Distance **0.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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