

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

3/18 Namur 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

\$530,000

&

\$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2020

to

31 Oct 2021

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

5/80-82 Ellendale Road Noble Park VIC 3174	\$558,888	26-Oct-21
4/17 Raymond Street Noble Park VIC 3174	\$560,000	30-Sep-21
5/139 Buckley Street Noble Park VIC 3174	\$553,000	11-Sep-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: 18 November 2021



**5/80-82 Ellendale Road Noble Park
VIC 3174**

Sold Price

^{RS}

\$558,888

Sold Date

26-Oct-21



2



1



1

Distance

1.21km



**4/17 Raymond Street Noble Park
VIC 3174**

Sold Price

\$560,000

Sold Date

30-Sep-21



2



1



1

Distance

1.51km



**5/139 Buckley Street Noble Park
VIC 3174**

Sold Price

\$553,000

Sold Date

11-Sep-21



2



1



1

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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