

## 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

2/15 CARPENTER 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

\$570,000

&

\$629,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Aug 2022

to

31 Jul 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1/15 GATCUM COURT NOBLE PARK VIC 3174   | \$610,000 | 01-Jul-23 |
| 3/30 FRENCH STREET NOBLE PARK VIC 3174  | \$627,000 | 07-Jul-23 |
| 2/5 RACECOURSE ROAD NOBLE PARK VIC 3174 | \$570,000 | 01-Jun-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: 24 August 2023



**1/15 GATCUM COURT NOBLE PARK VIC 3174** Sold Price **\$610,000** Sold Date **01-Jul-23**

3 1 2

Distance **0.19km**



**3/30 FRENCH STREET NOBLE PARK VIC 3174** Sold Price **\$627,000** Sold Date **07-Jul-23**

2 2 1

Distance **0.9km**



**2/5 RACECOURSE ROAD NOBLE PARK VIC 3174** Sold Price <sup>RS</sup> **\$570,000** Sold Date **01-Jun-23**

2 2 1

Distance **1.27km**



**3/30 HEYINGTON CRESCENT NOBLE PARK NORTH VIC 3174** Sold Price **\$600,000** Sold Date **10-Jul-23**

3 2 1

Distance **1.27km**



**3/10 AGNES STREET NOBLE PARK VIC 3174** Sold Price <sup>RS</sup> **\$615,000** Sold Date **22-Jun-23**

2 1 3

Distance **1.76km**

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

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