

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

46A ARNOLD 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Noble Park

Period-from

01 Nov 2021

to

31 Oct 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 MICHAEL COURT NOBLE PARK VIC 3174	\$665,000	30-Jul-22
30 COSIER DRIVE NOBLE PARK VIC 3174	\$700,000	08-Aug-22
26 LEMAN CRESCENT NOBLE PARK VIC 3174	\$710,000	17-May-22

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: 17 November 2022



**3 MICHAEL COURT NOBLE PARK
VIC 3174**

 3  1  2

Sold Price

\$665,000

Sold Date

30-Jul-22

Distance

0.55km



**30 COSIER DRIVE NOBLE PARK
VIC 3174**

 3  1  2

Sold Price

\$700,000

Sold Date

08-Aug-22

Distance

0.64km



**26 LEMAN CRESCENT NOBLE
PARK VIC 3174**

 3  1  1

Sold Price

\$710,000

Sold Date

17-May-22

Distance

0.68km



**138 BUCKLEY STREET NOBLE
PARK VIC 3174**

 3  1  2

Sold Price

^{RS} **\$712,000**

Sold Date

06-Oct-22

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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