

## 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

1/47 ARNOLD STREET 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

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$542,000

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2023

to

30 Apr 2024

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

2/38 RICH STREET NOBLE PARK VIC 3174	\$613,000	27-Apr-24
1/94 CHANDLER ROAD NOBLE PARK VIC 3174	\$595,000	16-May-24
8/37-39 CHANDLER ROAD NOBLE PARK VIC 3174	\$625,000	25-Jan-24

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: 20 May 2024



**2/38 RICH STREET NOBLE PARK VIC 3174**

3 1 2

Sold Price

<sup>RS</sup> **\$613,000**

Sold Date **27-Apr-24**

Distance **0.63km**



**1/94 CHANDLER ROAD NOBLE PARK VIC 3174**

3 1 1

Sold Price

<sup>RS</sup> **\$595,000**

Sold Date **16-May-24**

Distance **0.45km**



**8/37-39 CHANDLER ROAD NOBLE PARK VIC 3174**

3 2 1

Sold Price

**\$625,000**

Sold Date **25-Jan-24**

Distance **0.88km**

RS = Recent sale      UN = Undisclosed Sale

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