

The Ray White logo is positioned in the top right corner of the image. It consists of the words "RayWhite." in a bold, sans-serif font, with "Ray" in black and "White." in white, all set against a solid yellow rectangular background.

**RayWhite.**

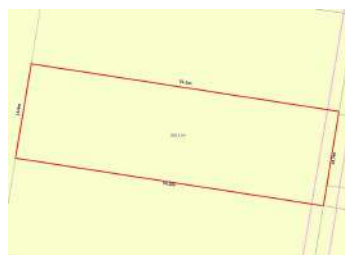
The background of the entire page is a photograph of a man and a woman standing in a lush garden. The woman, on the left, is wearing a black blazer and skirt with a yellow and white striped scarf, holding a small notepad. The man, on the right, is wearing a grey checkered suit and a yellow and white striped tie, making a peace sign with his right hand. They are both smiling. In the foreground, the blurred backs of a woman's head and shoulders on the left, and a child's head on the right, are visible, suggesting a social gathering.

# Statement of information

9 SIMPSON STREET, NOBLE PARK, VIC 3174  
PREPARED BY ALAN TRAN, RAY WHITE NOBLE PARK/SPRINGVALE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**9 SIMPSON STREET, NOBLE PARK, VIC**

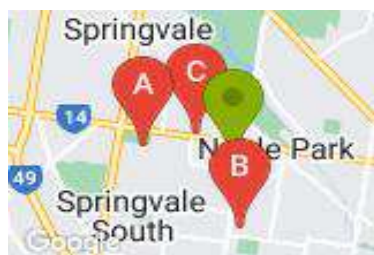
3
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## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$790,000 to \$860,000**

Provided by: Alan Tran , Ray White Noble Park/Springvale

## MEDIAN SALE PRICE

**NOBLE PARK, VIC, 3174**

Suburb Median Sale Price (House)

**\$788,000**

01 April 2022 to 30 June 2022

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**33 GLENWOOD DR, SPRINGVALE SOUTH, VIC**

3
 1
 2

Sale Price

**\$875,000**

Sale Date: 24/04/2022

Distance from Property: 1.2km

**46 THEODORE AVE, NOBLE PARK, VIC 3174**

3
 1
 2

Sale Price

**\$790,000**

Sale Date: 07/03/2022

Distance from Property: 1km

**997 HEATHERTON RD, SPRINGVALE, VIC 3171**

4
 1
 2

Sale Price

**\*\$885,000**

Sale Date: 04/05/2022

Distance from Property: 585m



This report has been compiled on 27/07/2022 by Ray White Noble Park/Springvale. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

9 SIMPSON 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)

Price Range:

\$790,000 to \$860,000

### Median sale price

Median price

\$788,000

Property type

House

Suburb

NOBLE PARK

Period

01 April 2022 to 30 June 2022

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

|                                            |            |            |
|--------------------------------------------|------------|------------|
| 33 GLENWOOD DR, SPRINGVALE SOUTH, VIC 3172 | \$875,000  | 24/04/2022 |
| 46 THEODORE AVE, NOBLE PARK, VIC 3174      | \$790,000  | 07/03/2022 |
| 997 HEATHERTON RD, SPRINGVALE, VIC 3171    | *\$885,000 | 04/05/2022 |

This Statement of Information was prepared on:

27/07/2022