

## 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

4/28 Stuart 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

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2020

to

31 May 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 5/84-86 Buckley Street Noble Park VIC 3174 | \$510,000 | 23-Mar-21 |
| 4/2 Leman Crescent Noble Park VIC 3174     | \$520,000 | 18-May-21 |
| 5/13-15 Knox Street Noble Park VIC 3174    | \$507,888 | 01-Feb-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: 25 June 2021



**5/84-86 Buckley Street Noble Park VIC 3174** Sold Price **\$510,000** Sold Date **23-Mar-21**

 2  1  1

Distance **0.29km**



**4/2 Leman Crescent Noble Park VIC 3174** Sold Price **\$520,000** Sold Date **18-May-21**

 2  1  1

Distance **0.49km**



**5/13-15 Knox Street Noble Park VIC 3174** Sold Price **\$507,888** Sold Date **01-Feb-21**

 2  1  1

Distance **0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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