

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

2/26 Noble 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2020

to

30 Apr 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

3/26 Noble Street Noble Park VIC 3174	\$540,000	11-Feb-21
5/19 French Street Noble Park VIC 3174	\$525,000	04-Nov-20

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: 07 May 2021



3/26 Noble Street Noble Park VIC 3174

Sold Price

^{RS} **\$540,000**

Sold Date

11-Feb-21

 2  2  1

Distance

-



5/19 French Street Noble Park VIC 3174

Sold Price

\$525,000

Sold Date

04-Nov-20

 2  2  1

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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