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

1/36 Moodemere 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 \$460,000 & \$506,000)
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$459,000	Prop	erty type		Unit	Suburb	Noble Park
Period-from	01 Nov 2019	to	31 Oct 2	2020	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
2/28 Stuart Street Noble Park VIC 3174	\$465,000	05-Aug-20
2/7 Athol Road Noble Park VIC 3174	\$470,000	25-May-20
2/120 Railway Parade Noble Park VIC 3174	\$500,000	26-Jun-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: 19 November 2020





Jenny Sudra P 03 8549 9706 M 0422 991 593 E jsudra@barryplant.com.au



2/28 Stuart Street Noble Park VIC

\$ 1

Sold Price

\$465,000 Sold Date 05-Aug-20

Distance

0.77km

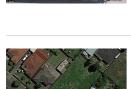


2/7 Athol Road Noble Park VIC 3174

Sold Price

\$470,000 Sold Date 25-May-20

Distance 0.88km



2/120 Railway Parade Noble Park **VIC 3174**

Sold Price

\$500,000 Sold Date 26-Jun-20

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Distance 1.93km

RS = Recent sale

UN = Undisclosed Sale

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