

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$506,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2019

to

31 Oct 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.~~

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**2/28 Stuart Street Noble Park VIC 3174**

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Sold Price

**\$465,000**

Sold Date **05-Aug-20**

Distance **0.77km**



**2/7 Athol Road Noble Park VIC 3174**

 3  -  -

Sold Price

**\$470,000**

Sold Date **25-May-20**

Distance **0.88km**



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

 2  -  -

Sold Price

**\$500,000**

Sold Date **26-Jun-20**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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