

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

5 NAOMI COURT 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,500

Property type

House

Suburb

Noble Park

Period-from

01 Mar 2021

to

28 Feb 2022

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

51 SIMON AVENUE NOBLE PARK VIC 3174	\$835,000	06-Nov-21
9 SHADY PLACE NOBLE PARK VIC 3174	\$862,000	19-Feb-22
18 WARRAWEE AVENUE NOBLE PARK VIC 3174	\$822,500	02-Oct-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: 08 March 2022



**51 SIMON AVENUE NOBLE PARK
VIC 3174**

Sold Price **\$835,000** Sold Date **06-Nov-21**

 3  2  2

Distance **0.43km**



**9 SHADY PLACE NOBLE PARK VIC
3174**

Sold Price ^{RS} **\$862,000** Sold Date **19-Feb-22**

 3  2  2

Distance **0.13km**



**18 WARRAWEE AVENUE NOBLE
PARK VIC 3174**

Sold Price **\$822,500** Sold Date **02-Oct-21**

 4  2  2

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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