

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

| | |
|---|------------------------------------|
| Address Including suburb and postcode | 1/26 Larbert Road Noble Park, 3174 |
|---|------------------------------------|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

| | |
|---------------|-----------------------|
| Range between | \$500,000 & \$550,000 |
|---------------|-----------------------|

Median sale price

| | | | | | |
|---------------|-------------|---------------|-------------|--------|------------|
| Median price | \$504,750 | Property Type | UNIT | Suburb | NOBLE PARK |
| Period - From | 25-Sep-2023 | to | 24-Sep-2024 | Source | REA |

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|---|-----------|--------------|
| 1 | 14/14-16 Callander Road, Noble Park, Vic 3174 | \$545,000 | 17-Sep-2024 |
| 2 | 4/49 Leonard Avenue, Noble Park, Vic 3174 | \$550,000 | 18-Jul-2024 |
| 3 | 3/40 David Street, Noble Park, Vic 3174 | \$559,000 | 02-May-2024 |

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