

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	2/36 Noble Street Noble Park, 3174
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Indicative selling price

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

Range between	\$590,000 & \$640,000
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Median sale price

Median price	\$498,500	Property Type	UNIT	Suburb	NOBLE PARK
Period - From	25-May-2021	to	24-May-2022	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	3/26 Rich Street, Noble Park, Vic 3174	\$640,500	13-Dec-2021
2	4/43 Theodore Avenue, Noble Park, Vic 3174	\$635,500	02-Apr-2022
3	2/60 Dunblane Road, Noble Park, Vic 3174	\$650,000	26-Apr-2022

This statement of information was prepared on 07-Aug-2022 at 10:36:14 PM EST