Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	3/38 Moodemere Street, Noble Park Vic 3174
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$650,000	&	\$700,000
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Median sale price

Median price	\$559,000	Pro	perty Type	Unit		Suburb	Noble Park
Period - From	01/04/2024	to	31/03/2025		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	2/53 French St NOBLE PARK 3174	\$665,000	09/04/2025
2	3/31 Namur St NOBLE PARK 3174	\$695,000	17/03/2025
3	1a David St NOBLE PARK 3174	\$680,000	18/02/2025

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 six months.

This Statement of Information was prepared on:	28/05/2025 11:17
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Date of sale







Property Type: Unit Land Size: 222 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** Year ending March 2025: \$559,000

Comparable Properties



2/53 French St NOBLE PARK 3174 (REI)

Price: \$665.000

Method: Private Sale Date: 09/04/2025 Property Type: Unit

Land Size: 166 sqm approx

Agent Comments



3/31 Namur St NOBLE PARK 3174 (REI)

Agent Comments

Price: \$695,000 Method: Private Sale Date: 17/03/2025

Property Type: Townhouse (Res) Land Size: 152 sqm approx

1a David St NOBLE PARK 3174 (REI/VG)

Agent Comments



Price: \$680,000 Method: Private Sale Date: 18/02/2025 Property Type: House Land Size: 155 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481





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