

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/address](https://services.land.vic.gov.au/landchannel/content/address) Search before being entered in this Statement of Information.

### Property offered for sale

3 Arden Drive Noble Par VIC 3172

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

\$785,000

&

\$863,500

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$780,000

\*House

X

\*Unit

Suburb

Noble Park

Period - From

08.09.2024

17.02.2025

Source

Pricefinder & Realestate.com.au

### 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	Price	Date of sale
1. 140 Darren Road Keysborough 3173	\$850,000	30/11/2024
2. 43 Agnes Street Noble Park VIC 3174	\$765,000	23/11/2024
3. 11 Gwent Street Springvale South 3172	\$811,000	08/09/2024



### 43 AGNES ST, NOBLE PARK 3174

Sale Price: **\$765,000 (Normal Sale)**  
 Sale Date: **23/11/2024**  
 Original Price: **AUCTION Auction \$718,200 - \$798,000**  
 Final Price: **\$718,000 to \$789,800**  
 RPD: **6//LP40478**  
 Features:

3 1 1

Property Type: **House**  
 Property Area: **703m<sup>2</sup>**  
 Original % Chg:  
 Final % Chg:  
 Days to Sell: **32**  
 Distance: **870m**



### 140 DARREN RD, KEYSBOROUGH 3173

Sale Price: **\$850,000 (Normal Sale)**  
 Sale Date: **30/11/2024**  
 Original Price: **\$720,000 - \$790,000**  
 Final Price: **Auction Sat 30th Nov 3:30pm - \$720,000 - ...**  
 RPD: **218//LP92262**  
 Features:

3 1 4

Property Type: **House**  
 Property Area: **591m<sup>2</sup>**  
 Original % Chg:  
 Final % Chg:  
 Days to Sell: **22**  
 Distance: **898m**



### 11 GWENT ST, SPRINGVALE SOUTH 3172

Sale Price: **\$811,000 (Normal Sale)**  
 Sale Date: **08/09/2024**  
 Original Price:  
 Final Price:  
 RPD: **1//TP105984**  
 Features: **BUILT IN/WIR, CLOSE TO SCHOOLS, CLOSE ...**

3 1 3

Property Type: **House**  
 Property Area: **547m<sup>2</sup>**  
 Original % Chg:  
 Final % Chg:  
 Distance: **655m**