

# 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

1 Racecourse Road, Noble Park, VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$800,000

&

\$880,000

### Median sale price

Median price

\$750,000

Property Type

House

Suburb

Noble Park (3174)

Period - From

01/05/2023

to

30/04/2024

Source

Corelogic

### Comparable property sales

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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

34 CALLANDER ROAD, NOBLE PARK VIC 3174

\$858,000

20/04/2024

20 CALLANDER ROAD, NOBLE PARK VIC 3174

\$852,000

17/02/2024

120 LIGHTWOOD ROAD, NOBLE PARK VIC 3174

\$830,000

19/01/2024

This Statement of Information was prepared on: 07/05/2024