

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 10 Florence Street, Noble Park, VIC 3174

Indicative selling price

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

Price Range \$750,000 & \$800,000

Median sale price

Median price \$732,000 Property Type House Suburb Noble Park (3174)
Period - From 01/02/2023 to 31/01/2024 Source Corelogic

Comparable property sales

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
164 NOBLE STREET, NOBLE PARK VIC 3174	\$790,000	16/12/2023
6 JUDY STREET, NOBLE PARK VIC 3174	\$790,000	02/02/2024
21 VITIS AVENUE, NOBLE PARK VIC 3174	\$800,000	18/10/2023

This Statement of Information was prepared on: 29/02/2024