

## 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

41 LAWN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Noble Park

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

1/141 CORRIGAN ROAD NOBLE PARK VIC 3174	\$790,000	28-Feb-24
1/8 ALFRED STREET NOBLE PARK VIC 3174	\$770,000	17-Feb-24
1/19 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	\$850,100	23-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 31 May 2024

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**1/141 CORRIGAN ROAD NOBLE PARK VIC 3174**

 3  2  2

Sold Price

<sup>RS</sup> **\$790,000**

Sold Date **28-Feb-24**

Distance **0.76km**



**1/8 ALFRED STREET NOBLE PARK VIC 3174**

 4  2  2

Sold Price

<sup>RS</sup> **\$770,000** <sup>UN</sup>

Sold Date **17-Feb-24**

Distance **1.08km**



**1/19 NOCKOLDS CRESCENT NOBLE PARK VIC 3174**

 3  2  1

Sold Price

<sup>RS</sup> **\$850,100**

Sold Date **23-Mar-24**

Distance **1.17km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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