

## 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

15/20-24 NOBLE STREET 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

\$380,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Aug 2022

to

31 Jul 2023

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

2/14-16 CALLANDER ROAD NOBLE PARK VIC 3174	\$386,000	23-Mar-23
3/160 CORRIGAN ROAD NOBLE PARK VIC 3174	\$412,000	11-Aug-23
4/34-36 CHANDLER ROAD NOBLE PARK VIC 3174	\$381,000	31-May-23

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 August 2023

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**2/14-16 CALLANDER ROAD NOBLE** Sold Price **\$386,000** Sold Date **23-Mar-23**  
**PARK VIC 3174**

2 1 1

Distance **0.9km**



**3/160 CORRIGAN ROAD NOBLE** Sold Price <sup>RS</sup> **\$412,000** Sold Date **11-Aug-23**  
**PARK VIC 3174**

2 1 1

Distance **0.5km**



**4/34-36 CHANDLER ROAD NOBLE** Sold Price **\$381,000** Sold Date **31-May-23**  
**PARK VIC 3174**

2 1 1

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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