

# AREA SPECIALIST

## **STATEMENT OF INFORMATION**

18 ALMA CRESCENT, NOBLE PARK, VIC 3174

PREPARED BY JAYMEE LE, AREA SPECIALIST, PHONE: 0416336902

# AREA SPECIALIST

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**18 ALMA CRESCENT, NOBLE PARK, VIC**

3 1 3

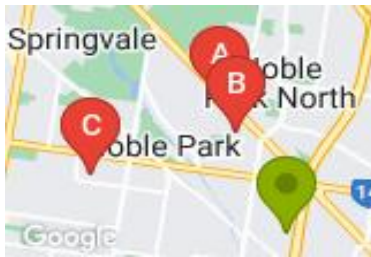
**Indicative Selling Price**

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

**Price Range: \$750,000 to \$825,000**

Provided by: Calvin Pais, Area Specialist

## MEDIAN SALE PRICE



**NOBLE PARK, VIC, 3174**

**Suburb Median Sale Price (House)**

**\$721,250**

01 July 2022 to 30 June 2023

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**71 DUNBLANE RD, NOBLE PARK, VIC 3174**

6 2 1

**Sale Price**

**\*\$805,000**

Sale Date: 15/07/2023

Distance from Property: 2.1km



**12 GATCUM CRT, NOBLE PARK, VIC 3174**

3 1 4

**Sale Price**

**\*\$780,000**

Sale Date: 12/08/2023

Distance from Property: 1.6km



**36 JENNINGS ST, NOBLE PARK, VIC 3174**

4 3 3

**Sale Price**

**\*\$760,000**

Sale Date: 30/08/2023

Distance from Property: 2.7km



This report has been compiled on 25/09/2023 by Area Specialist. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# 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/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

18 ALMA CRESCENT, NOBLE PARK, VIC 3174

### Indicative selling price

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

Price Range: \$750,000 to \$825,000

### Median sale price

Median price

\$721,250

Property type

House

Suburb

NOBLE PARK

Period

01 July 2022 to 30 June 2023

Source



### Comparable property sales

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

71 DUNBLANE RD, NOBLE PARK, VIC 3174	*\$805,000	15/07/2023
12 GATCUM CRT, NOBLE PARK, VIC 3174	*\$780,000	12/08/2023
36 JENNINGS ST, NOBLE PARK, VIC 3174	*\$760,000	30/08/2023

This Statement of Information was prepared on:

25/09/2023