

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

2/1 MATHER ROAD NOBLE PARK VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Noble Park

Period-from

01 Jun 2023

to

31 May 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

1/47 ARNOLD STREET NOBLE PARK VIC 3174	\$687,000	25-May-24
2/25 HOLMES STREET NOBLE PARK VIC 3174	\$685,000	29-Apr-24
3/1 WILELA COURT NOBLE PARK VIC 3174	\$720,000	19-Apr-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: 14 June 2024



**1/47 ARNOLD STREET NOBLE
PARK VIC 3174**

 3  1  1

Sold Price ^{RS} **\$687,000** Sold Date **25-May-24**

Distance **0.44km**



**2/25 HOLMES STREET NOBLE
PARK VIC 3174**

 3  2  2

Sold Price ^{RS} **\$685,000** Sold Date **29-Apr-24**

Distance **0.87km**



**3/1 WILELA COURT NOBLE PARK
VIC 3174**

 3  2  1

Sold Price ^{RS} **\$720,000** Sold Date **19-Apr-24**

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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