

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

2/18 VERBENA CRESCENT 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,000

Property type

Unit

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

1/26 MOODEMERE STREET NOBLE PARK VIC 3174	\$600,000	07-Mar-24
2/38 RICH STREET NOBLE PARK VIC 3174	\$613,000	27-Apr-24
1/22 LEONARD AVENUE NOBLE PARK VIC 3174	\$599,000	07-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: 29 May 2024



**1/26 MOODEMERE STREET NOBLE
PARK VIC 3174**

3 1 1

Sold Price

\$600,000

Sold Date **07-Mar-24**

Distance **1.15km**



**2/38 RICH STREET NOBLE PARK
VIC 3174**

3 1 2

Sold Price

^{RS} **\$613,000**

Sold Date **27-Apr-24**

Distance **1.5km**



**1/22 LEONARD AVENUE NOBLE
PARK VIC 3174**

2 1 -

Sold Price

\$599,000

Sold Date **07-Mar-24**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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