

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

2/25 HOLMES STREET 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2023

to

29 Feb 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

2/8 ARNOLD STREET NOBLE PARK VIC 3174	\$649,000	04-Nov-23
9/41-43 JONES ROAD DANDENONG VIC 3175	\$680,000	19-Nov-23
15/42 LIEGE AVENUE NOBLE PARK VIC 3174	\$645,000	06-Nov-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: 19 March 2024



2/8 ARNOLD STREET NOBLE PARK VIC 3174 Sold Price **\$649,000** Sold Date **04-Nov-23**

 3  2  2

Distance **0.62km**



9/41-43 JONES ROAD DANDENONG VIC 3175 Sold Price **\$680,000** Sold Date **19-Nov-23**

 3  2  2

Distance **1.41km**



15/42 LIEGE AVENUE NOBLE PARK VIC 3174 Sold Price **\$645,000** Sold Date **06-Nov-23**

 3  2  2

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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