

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

2/38 RICH 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

\$545,000

&

\$599,000

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

4/48 RICH STREET NOBLE PARK VIC 3174	\$515,000	19-Feb-24
4/14 BOWMORE ROAD NOBLE PARK VIC 3174	\$590,000	20-Nov-23
6/30 FRENCH STREET NOBLE PARK VIC 3174	\$627,000	04-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: 27 March 2024



**4/48 RICH STREET NOBLE PARK
VIC 3174**

3 1 2

Sold Price

^{RS}

\$515,000

Sold Date

19-Feb-24

Distance

0.08km



**4/14 BOWMORE ROAD NOBLE
PARK VIC 3174**

3 1 1

Sold Price

^{RS}

\$590,000

Sold Date

20-Nov-23

Distance

1.65km



**6/30 FRENCH STREET NOBLE
PARK VIC 3174**

2 1 1

Sold Price

^{RS}

\$627,000

Sold Date

04-Mar-24

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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