

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 Lawanna Street Noble Park North, 3174
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$600,000 & \$660,000
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Median sale price

Median price	\$737,500	Property Type	HOUSE	Suburb	NOBLE PARK NORTH
Period - From	17-Apr-2023	to	16-Apr-2024	Source	REA

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
1	22 DOONBRAE AVENUE NOBLE PARK NORTH VIC 3174	\$662,000	11-Mar-2024
2	18 MIHAN STREET NOBLE PARK VIC 3174	\$600,000	07-Dec-2023
3	4 SUNLINE AVENUE NOBLE PARK NORTH VIC 3174	\$630,000	27-Nov-2023

This statement of information was prepared on 18-Apr-2024 at 3:17:17 PM EST