## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 20 Rich Street, Noble Park Vic 3174

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$754,000	Pro	operty Type	Hou	ISE		Suburb	Noble Park
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	37-39 Lawn Rd NOBLE PARK 3174	\$1,100,000	01/12/2023
2	19 Gatcum Ct NOBLE PARK 3174	\$880,000	13/01/2024
3	9 Norris St NOBLE PARK 3174	\$850,000	28/10/2023

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 six months.

This Statement of Information was prepared on:

12/04/2024 13:34









**Property Type:** House **Land Size:** 1047 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median House Price December quarter 2023: \$754,000

# **Comparable Properties**



37-39 Lawn Rd NOBLE PARK 3174 (REI)



Price: \$1,100,000 Method: Private Sale Date: 01/12/2023 Property Type: Land Land Size: 1021 sqm approx Agent Comments Sold with plans and permits for 5 townhouses

19 Gatcum Ct NOBLE PARK 3174 (VG)

Agent Comments

Agent Comments



Price: \$880,000 Method: Sale Date: 13/01/2024 Property Type: Development Site (Res) Land Size: 900 sqm approx



9 Norris St NOBLE PARK 3174 (REI/VG)



Price: \$850,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res)

Land Size: 791 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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