

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

20 Rich Street, Noble Park Vic 3174

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$754,000 Property Type House Suburb Noble Park

Period - From 01/10/2023 to 31/12/2023 Source 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.

	Address 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



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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)

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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)

3
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Price: \$880,000
Method: Sale
Date: 13/01/2024
Property Type: Development Site (Res)
Land Size: 900 sqm approx

Agent Comments



9 Norris St NOBLE PARK 3174 (REI/VG)

3
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Price: \$850,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888