

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 226 Railway Parade, Noble Park, VIC 3174

Indicative selling price

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

Price Range

\$700,000

&

\$770,000

Median sale price

Median price

\$747,999

Property Type

House

Suburb

Noble Park (3171)

Period - From

31/03/2023

to

29/02/2024

Source

REA

Comparable property sales

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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
28 NAMUR STREET, NOBLE PARK VIC 3174	\$725,000	21/01/2024
26 JELLICOE STREET, NOBLE PARK VIC 3174	\$738,000	09/11/2023
4 DIXON STREET, NOBLE PARK VIC 3174	\$730,000	19/02/2024

This Statement of Information was prepared on: 18/03/2024