

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	23 Lower Terrace Crescent, Noble Park North, VIC 3174
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$700,000	&	\$750,000
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Median sale price

Median price	\$780,000	Property Type	House	Suburb	Noble Park North (3174)
Period - From	01/04/2024	to	31/03/2025	Source	pricefinder

Comparable property sales

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
14 EAGLE DRIVE, NOBLE PARK NORTH VIC 3174	\$750,000	21/12/2024
6 AHERN STREET, NOBLE PARK NORTH VIC 3174	\$750,000	11/01/2025
59 COOLAVIN ROAD, NOBLE PARK NORTH VIC 3174	\$745,000	24/12/2024

This Statement of Information was prepared on: 03/06/2025