

# 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

27 French Street, Noble Park Vic 3174

### Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

### Median sale price

Median price \$402,000 Property Type Vacant land Suburb Noble Park

Period - From 19/04/2023 to 18/04/2024 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	28-30 Holmes St NOBLE PARK 3174	\$1,229,000	17/02/2024
2	37-39 Lawn Rd NOBLE PARK 3174	\$1,100,000	01/12/2023
3			

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: 19/04/2024 12:49



**Property Type:** Land

Agent Comments

## Comparable Properties

**28-30 Holmes St NOBLE PARK 3174 (REI)**

Agent Comments



**Price:** \$1,229,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

**Land Size:** 1286 sqm approx



**37-39 Lawn Rd NOBLE PARK 3174 (REI)**

Agent Comments



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 01/12/2023

**Property Type:** Land

**Land Size:** 1021 sqm approx

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.