

## 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

3/3-5 ALLAN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$462,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$542,420

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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

Address of comparable property

Price

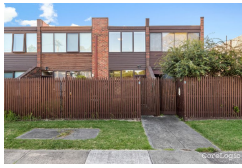
Date of sale

3/110-115 LIGHTWOOD ROAD NOBLE PARK VIC 3174	\$427,500	21-Feb-24
2/24 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$455,000	04-Nov-23
2/4 FRANK STREET NOBLE PARK VIC 3174	\$460,000	08-Nov-23

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 6 months.~~

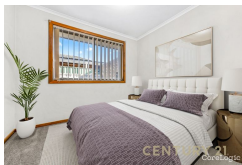
This Statement of Information was prepared on: 01 May 2024

**3/110-115 LIGHTWOOD ROAD  
NOBLE PARK VIC 3174**

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Sold Price **\$427,500** Sold Date **21-Feb-24**Distance **1.14km****2/24 KELVINSIDE ROAD NOBLE  
PARK VIC 3174**

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Sold Price **\$455,000** Sold Date **04-Nov-23**Distance **0.57km****2/4 FRANK STREET NOBLE PARK  
VIC 3174**

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Sold Price **\$460,000** Sold Date **08-Nov-23**Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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