

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

3/40 DAVID STREET NOBLE PARK VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$883,000

Property type

Land

Suburb

Noble Park

Period-from

01 Apr 2023

to

31 Mar 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

6/120-122 BUCKLEY STREET NOBLE PARK VIC 3174	\$585,000	04-Nov-23
3/65 YARRAMAN ROAD NOBLE PARK VIC 3174	\$570,000	07-Mar-24
4/2A KNOX STREET NOBLE PARK VIC 3174	\$580,000	21-Oct-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.

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**6/120-122 BUCKLEY STREET
NOBLE PARK VIC 3174**

1 2 1

Sold Price **\$585,000** Sold Date **04-Nov-23**

Distance **0.66km**



**3/65 YARRAMAN ROAD NOBLE
PARK VIC 3174**

2 1 1

Sold Price ^{RS} **\$570,000** Sold Date **07-Mar-24**

Distance **0.4km**



**4/2A KNOX STREET NOBLE PARK
VIC 3174**

2 1 1

Sold Price **\$580,000** Sold Date **21-Oct-23**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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