

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 BEATRICE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

House

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

8 ALMA CRESCENT NOBLE PARK VIC 3174	\$710,000	08-Mar-24
54 YARRAMAN ROAD NOBLE PARK VIC 3174	\$706,000	25-Nov-23
6 CRONULLA COURT NOBLE PARK VIC 3174	\$709,000	17-Feb-24

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: 16 April 2024

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**8 ALMA CRESCENT NOBLE PARK
VIC 3174**

 3  1  -

Sold Price

^{RS} **\$710,000**

Sold Date **08-Mar-24**

Distance **1.02km**



**54 YARRAMAN ROAD NOBLE
PARK VIC 3174**

 3  1  1

Sold Price

^{RS} **\$706,000**

Sold Date **25-Nov-23**

Distance **1.02km**



**6 CRONULLA COURT NOBLE PARK
VIC 3174**

 3  1  -

Sold Price

\$709,000

Sold Date **17-Feb-24**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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