

AREA SPECIALIST

STATEMENT OF INFORMATION

38 BLOOMFIELD ROAD, NOBLE PARK, VIC 3174

PREPARED BY DEE NAVSAR, AREA SPECIALIST PHONE 0421 435 810

AREA SPECIALIST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 BLOOMFIELD ROAD, NOBLE PARK, VIC  3  1  3

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$699,000 to \$749,000**

Provided by: Dee Kawsar, Area Specialist

MEDIAN SALE PRICE



NOBLE PARK, VIC, 3174

Suburb Median Sale Price (House)

\$732,000

01 January 2023 to 31 December 2023

Provided by: 

COMPARABLE PROPERTIES

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.



68 LEONARD AVE, NOBLE PARK, VIC 3174  3  2  2

Sale Price

***\$730,000**

Sale Date: 09/12/2023

Distance from Property: 417m



54 YARRAMAN RD, NOBLE PARK, VIC 3174  3  1  1

Sale Price

***\$706,000**

Sale Date: 25/11/2023

Distance from Property: 72m



38 NANCE ST, NOBLE PARK, VIC 3174  3  1  2

Sale Price

\$732,500

Sale Date: 22/09/2023

Distance from Property: 568m



This report has been compiled on 24/02/2024 by Area Specialist. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

36 BLOOMFIELD ROAD, NOBLE PARK, VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$699,000 to \$749,000

Median sale price

Median price

\$732,000

Property type

House

Suburb

NOBLE PARK

Period

01 January 2023 to 31 December 2023

Source

 pricfinder

Comparable property sales

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

Address of comparable property	Price	Date of sale
68 LEONARD AVE, NOBLE PARK, VIC 3174	*\$730,000	09/12/2023
54 YARRAMAN RD, NOBLE PARK, VIC 3174	*\$706,000	25/11/2023
38 NANCE ST, NOBLE PARK, VIC 3174	\$732,500	22/09/2023

This Statement of Information was prepared on: 24/02/2024

