

# 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 4/10 Bloomfield Road, 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)

Price Range

\$500,000

&

\$550,000

### Median sale price

Median price

\$547,500

Property Type

Unit

Suburb

Noble Park (3174)

Period - From

01/08/2022

to

31/07/2023

Source

Corelogic

### Comparable property sales

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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

4/24 ALLAN STREET, NOBLE PARK VIC 3174

\$530,000

07/05/2023

5/29 JOY PARADE, NOBLE PARK VIC 3174

\$540,000

01/08/2023

4/48-50 CHANDLER ROAD, NOBLE PARK VIC 3174

\$480,000

22/03/2023

This Statement of Information was prepared on: 03/08/2023