

# 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 4/43-45 Bowmore 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 \$649,000 & \$699,000

### Median sale price

Median price \$538,000 Property Type House Suburb Noble Park (3174)  
Period - From 01/07/2022 to 30/06/2023 Source pricefinder

### Comparable property sales

A 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
1/29 JASPER STREET, NOBLE PARK VIC 3174	\$655,000	05/08/2023
2/23 MONS PARADE, NOBLE PARK VIC 3174	\$635,000	07/03/2023
2/1316 HEATHERTON ROAD, NOBLE PARK VIC 3174	\$651,890	28/08/2023

This Statement of Information was prepared on: 29/08/2023