

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

5/13 WALL 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2023

to

31 May 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

2/44 THEODORE AVENUE NOBLE PARK VIC 3174	\$586,000	20-Dec-23
1/65 YARRAMAN ROAD NOBLE PARK VIC 3174	\$570,000	07-Mar-24
2/25 DUNBLANE ROAD NOBLE PARK VIC 3174	\$605,000	22-Jan-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: 05 June 2024

**2/44 THEODORE AVENUE NOBLE
PARK VIC 3174**3  1  1 

Sold Price

\$586,000Sold Date **20-Dec-23**Distance **0.75km****1/65 YARRAMAN ROAD NOBLE
PARK VIC 3174**3  1  1 

Sold Price

\$570,000Sold Date **07-Mar-24**Distance **0.9km****2/25 DUNBLANE ROAD NOBLE
PARK VIC 3174**3  2  2 

Sold Price

\$605,000Sold Date **22-Jan-24**Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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