

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

6/16-18 RAYMOND 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

\$579,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Townhouse

Suburb

Noble Park

Period-from

01 Sep 2022

to

31 Aug 2023

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

5/73 BOWMORE ROAD NOBLE PARK VIC 3174	\$575,000	02-May-23
4/42 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$645,000	05-Aug-23
1/16 ATHOL ROAD NOBLE PARK VIC 3174	\$646,000	02-May-23

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.~~

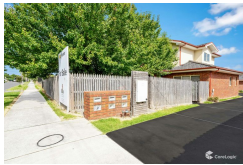
This Statement of Information was prepared on: 15 September 2023

**5/73 BOWMORE ROAD NOBLE
PARK VIC 3174**

3 2 1

Sold Price **\$575,000** Sold Date **02-May-23**Distance **1.9km****4/42 KELVINSIDE ROAD NOBLE
PARK VIC 3174**

3 2 1

Sold Price ^{RS} **\$645,000** Sold Date **05-Aug-23**Distance **1.03km****1/16 ATHOL ROAD NOBLE PARK
VIC 3174**

3 2 1

Sold Price **\$646,000** Sold Date **02-May-23**Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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