

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 CLAUDIA 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

\$675,000

&

\$733,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

House

Suburb

Noble Park

Period-from

01 Apr 2023

to

31 Mar 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

11 MAXINE COURT NOBLE PARK VIC 3174	\$730,000	03-Dec-23
28 NAMUR STREET NOBLE PARK VIC 3174	\$725,000	21-Jan-24
54 YARRAMAN ROAD NOBLE PARK VIC 3174	\$706,000	25-Nov-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: 18 April 2024



11 MAXINE COURT NOBLE PARK VIC 3174

3 1 2

Sold Price

\$730,000

Sold Date **03-Dec-23**

Distance

0.29km



28 NAMUR STREET NOBLE PARK VIC 3174

3 1 1

Sold Price

\$725,000

Sold Date **21-Jan-24**

Distance

0.37km



54 YARRAMAN ROAD NOBLE PARK VIC 3174

3 1 1

Sold Price

^{RS} **\$706,000**

Sold Date **25-Nov-23**

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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