

## 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

Brand New 3-Bedroom, 3-Bathroom, 2-car 20sq internal size 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) (\*Delete single price or range as applicable)

Single Price

\$858,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2023

to

30 Jun 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

17 DUNBLANE ROAD NOBLE PARK VIC 3174	\$830,000	28-Oct-23
1A/24 AMBRIE CRESCENT NOBLE PARK VIC 3174	\$820,000	25-Mar-24
23 MYRTLE STREET NOBLE PARK VIC 3174	\$900,000	22-Mar-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: 20 July 2024

Matthew Gordon

P 0404773760

M 0404773760

E Matthew@oxbridge.com.au



**17 DUNBLANE ROAD NOBLE PARK  
VIC 3174**

Sold Price

**\$830,000**

Sold Date

**28-Oct-23**

 4  3  2

Distance

**0.8km**



**1A/24 AMBRIE CRESCENT NOBLE  
PARK VIC 3174**

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date

**25-Mar-24**

 4  2  2

Distance

**1.66km**

**23 MYRTLE STREET NOBLE PARK  
VIC 3174**

Sold Price

**\$900,000**

Sold Date

**22-Mar-24**

 4  3  2

Distance

**1.15km**

RS = Recent sale

UN = Undisclosed Sale

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